



UTTLESFORD DISTRICT COUNCIL

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Ms Georgia Arnold
Saffron Walden Town Council
The Town Hall
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CB10 1HR

Our ref: UTT/23/2586/ACV: Saffron Hotel

15 December 2023

DECISION NOTICE – ASSET OF COMMUNITY VALUE

Nominee:	Saffron Walden Town Council
Nomination	Saffron Hotel

The Decision not to list the Saffron on 14 December 2023 under Delegated Decision Powers (in agreement with the Chair of the Assets of Community Value and Heritage Listing Committee, Strategic Director of Planning & Building Control and Head of Legal/Monitoring Officer.

Rationale for Decision

1. The Decision not to list the nomination is based on the following reasons:
2. The supporting evidence provided confirmed that the hotel use and town centre location were the main reason for nomination of the asset thereby confirming that the hotel use was the principal (non-ancillary) use, and the pub /restaurant were ancillary uses. The nominated site has an ancillary use and therefore cannot be assessed under-Section 88(1) and (2) of the Localism Act 2011 (The Act)
3. Minimal information or data was submitted to evidence the significance of the community use of the asset vs the hotel use.
4. There is insufficient evidence in the nomination regarding how past and future use of the land furthers and will further the 'social wellbeing or social interests of the local community.



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5. The Council requires nominations for ACV to provide robust supporting information that would evidence usage by the local community that furthers social wellbeing or interests, should a nomination dispute be submitted to a First Tier Tribunal
6. Subject to Schedule 1 paragraph 2(b)(iii) Localism Act 2012 a hotel is exempt from listing if "it, or part of it, is a hotel or is otherwise principally used for letting or licensing accommodation to paying occupants".

Decision:

Uttlesford District Council considers that the Saffron Walden Hotel is a principal use, and the bar/restaurant are ancillary uses. The nomination meets the statutory exemption test set out in Section 88 Schedule 1 paragraph 2(b)(iii) Localism Act 2012. The Saffron Hotel site is not listed as an Asset of Community Value.

The council will register the nomination on the list of Assets of Community Value as Not Listed.

Uttlesford District Council
15 December 2023

