

Localism & Neighbourhood Planning Team

The Department of the Built Environment

City of London

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Guildhall

London EC2P 2EJ

Friday 28th January 2022

The Tipperary 66 Fleet Street– Asset of Community Value Nomination

We the undersigned group of residents of Castle Baynard Ward submit a nomination for the Tipperary Public House in Fleet Street to be registered as an Asset of Community Value (ACV) in accordance with Section 89 of the Localism Act 2011 and Regulations 4 and 5 of the ACV Regulations 2012.

Our template nomination form and our enclosures provide all the necessary information to demonstrate our eligibility to make a community nomination, our local connection with the City of London, and the evidence that the Tipperary Public House should be regarded as Land of Community Value.

We look forward to hearing from you soon with the Corporation's decision. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

Graham Packham CC

Ward Member Castle Baynard

On behalf of the residents listed in the enclosed nomination pack

The Tipperary Fleet Street

A Public House



A Submission for Listing under the
Assets of Community Value Regulations 2012

28 January 2022

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Context

“From local pubs and shops to village halls and community centres, the past decade has seen many communities lose local amenities and buildings that are of great importance to them. As a result, they find themselves bereft of the assets that can help to contribute to the development of vibrant and active communities. However, on a more positive note, the past decade has also seen a significant rise in communities becoming more active and joining together to save and take over assets which are significant for them.

Part 5 Chapter 3 of the Localism Act, and the Assets of Community Value (England) Regulations, which together deliver the Community Right to Bid, aim to encourage more of this type of community-focused, locally led action by providing an important tool to help communities looking to take over and run local assets. The scheme will give communities the opportunity to identify assets of community value and have them listed and, when they are put up for sale, more time to raise finance and prepare to bid for them.

This scheme requires an excellent understanding of the needs of the local community. As such local authorities will have a pivotal role in implementing the Community Right to Bid, working with local communities to decide on asset listing, ensuring asset owners understand the consequences of listing, enforcing the Moratorium period and in taking decisions as part of any appeals process”

The Rt Hon Don Foster, MP

Source: Community Right to Bid: Non-statutory advice note for local authorities

(Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012)

Department for Communities & Local Government October 2012

Community Body Details and Eligibility to Nominate

The supporters of the submission for the nomination for the Tipperary Public House in Fleet Street (in the ward of Castle Baynard) to be registered as an Asset of Community Value (ACV) are listed below. All of us are residents of the ward of Castle Baynard and are registered on the latest Electoral Ward List which will be published in February 2022, and can be used to verify our eligibility to nominate. All members of the group have confirmed their agreement to be registered as supporters for the ACV nomination.

This nomination results from an article about the pub in Issue 70 September 2021 of the Castle Baynard Residents' newsletter - see: <https://castle-baynard.org.uk/resident-newsletters/>

Rebecca Bailey-Harris

Nick Banks

Mary Brennan

Toby Brown

David Canty

Mary Collins

Ian Croxford QC

Sir David Davies

Lady Jennifer Davies

Michael Harris

Graham Packham

Margaret Packham

Fiona Pettit

Ian Polack

Rhodri Price Lewis QC

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The Ven. Luke Miller

Ms Annette Nabavi

Penny O'Regan

William O'Regan

Jeremy Simons

Mark Yates

The Threat to the Tipperary

The article from the CAMRA website (on page 9) alerted residents nearby to what was happening following the closure of all the pubs in Fleet Street during the pandemic lockdowns.

In early March, a passer-by on Fleet Street noticed one of the historic mirrors being removed from the Tipperary. Fortunately, this passer-by had some knowledge of the trade and, having found out from the removal men that the mirrors had been sold, apparently to 'a museum in Ireland', he alerted the chair of CAMRA's London Pubs Group. The information was quickly passed to the City of London's planning enforcement team who acted swiftly.

It is understood that the pub has recently been sold and the most recent tenants have departed. One report was that it was to be used as the site office for presumably the redevelopment of 65 Fleet Street following the departure of Freshfields to new offices in Bishopsgate.

In early October the City Planning & Development Director conducted a follow up visit to the Tipperary with an enforcement officer and met both the owners' managing agent and the planning agent. He was able to confirm that the interior is still intact, including the mirrors and has taken a series of pictures as a record. He was told that the site is secure and there is 24 hours security presence. The agents claimed that the premises is not intended to be used as a site office and will be closed and protected during the works to the remainder of the building. They claimed to the Director that the works are scheduled to be completed before opening the pub again. The Director queried why this had to be the case as it is commonplace for pubs etc to remain open during extensive work (such as the Magpie and Stump on Old Bailey) and the agents have undertaken to consider this and respond. They also claimed that there is no intention other than to re-open the pub upon completion of the work.

The Director told them that if a compelling case for the temporary closure is made, that they should place a hoarding in front of the listed pub frontage with a photo visualisation of the pub with information on its history and details of the period of temporary closure and anticipated re-opening date to inform the public.

The City planners have acted with commendable decisiveness after they became aware of what was happening. Clearly the fact that the building is listed provides some protection, as to carry out works to a listed building without permission is a criminal offence for which the maximum penalty is two years' imprisonment or an unlimited fine. Ignorance of the fact that the building is listed is no defence. Both those who instigate the damage and carry it out (for example, where an owner employs a builder) are liable.

However, we are not reassured by the warm rhetoric of the agents, the fact that the mirrors had been sold to a museum in Ireland and were being removed (and one possibly damaged) is a strong indication that the new owners had no intention of reopening the pub and were using the pandemic lockdowns as a means of finessing the change through.

Because of this, to ensure the maximum protection for the endangered pub, we consider that its registration as an Asset of Community Value as an additional safeguard is necessary. This will be a tangible signal to the owners that the Corporation will meet its obligations to protect a Grade II listed premises, and that local residents will be vigilant in monitoring what the owners do to ensure that the pub, its contents and interior are retained.

The Case for Registration as an Asset of Community Value

The Localism Act 2011 Act defines an asset or land of community value if:

- Its actual or current use (or there is a time in the recent past when its use) furthers the social wellbeing or social interests of the local community, and
- It is realistic to think that there can continue to be (or it is realistic to think that there is a time in the next five years when) non-ancillary use of the building or land that would further the social wellbeing or social interests of the local community.

Section 88(1) and Section 88(2) of the Act refer. The English public house or inn is a unique and valuable thing. There are similar alternatives but nothing quite the same, the world over. For approximately 575 years, the public house at the site of 66 Fleet Street (now called the Tipperary) has played a key role in the life and function of the City.

Much of London's pub stock was constructed in the Georgian and Victorian periods. Pub building largely ceased from the turn of the 20th century until the interwar years, when relatively few pubs were built. Apart from a very brief spurt of estate pubs in the 1960s, all other new openings have been in converted buildings. It is impossible to recreate the physical solid feel of a genuinely authentic old pub. The survivors that London has from that golden age of pub building, or, in the case of the Tipperary much earlier are precious and irreplaceable.

Public houses like the Tipperary provide inestimable economic and social value to their locality. Situated just inside the west side of the City boundary on Fleet Street, the Tipperary has a very large catchment area amongst the many commercial buildings which form the Legal (and once the newspaper) centre of London. There are several famous surviving historic Fleet Street pubs and bars nearby including El Vinos, Ye Olde Cheshire Cheese, The Punch Tavern, The Crown and Sugarloaf and The Old Bell Tavern.

All these pubs including the Tipperary are used by City workers and City residents and draw significant numbers of tourists to the area. The demographics of the City are unique in the UK as during weekdays workers greatly outnumber residents (pre-pandemic circa 550,000 versus circa 7,000) – we assert that accordingly, City workers should be considered part of the local community in terms of assessing the social well-being and social interest provided by the Tipperary. Indeed, the attraction of the City as a place to work and to provide economic benefit is greatly enhanced by the historic buildings, pubs and the vibrancy they bring to the City streets and alleys.

It is significant to note that all of the old pubs (with the exception of the Tipperary) have reopened since the relaxation of lockdown restrictions caused by the pandemic. This strongly indicates that the Tipperary can also reopen and flourish economically thus satisfying the criterion specified in the second bullet above. It is also worth noting that the Tipperary was trading until recently, the last Tripadvisor review for the pub was posted on October 25 2020.

We are not aware that the pub hosted any sports or social clubs and this is almost certainly because of the small size of the pub described as: "A CAMRA heritage pub. Corridor pub designed for upright drinking. Carved bar back, tiled floor, wood panelled wall. Two magnificent advertising glass panels". This is reinforced by another review on TripAdvisor "Long and narrow, if there's anyone sitting at the bar, you have to squeeze your way past them. Lots of old pub mirrors on the walls echoing the pubs early owners. The real ale is good too."

When open the premises has a small upper floor dining room called the Boar's Head (the original 15th century name of the pub) which is advertised as available for functions.

The regulations do not require nominators to provide specific evidence of 'community value' as the statutory test at Section 88 of the Act prefaces the key questions with 'in the opinion of the authority'.

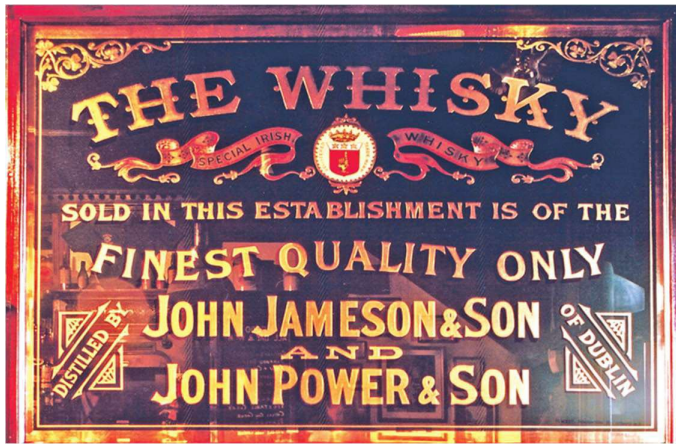
It is for the City of London Corporation to determine if, in its opinion as a body corporate, the actual recent use of the pub described by us above, furthers the social interests or social wellbeing of the community. However, a historic pub which has been on its current site in various guises for nearly 600 years should make this judgement straightforward.

We would also draw the City of London Corporation's attention to two seminal studies carried out on community pubs like the Tipperary. These are Pubs & Places (Rick Muir, IPPR, 2012) and Friends on Tap (Robin Dunbar et al, University of Oxford, 2016).

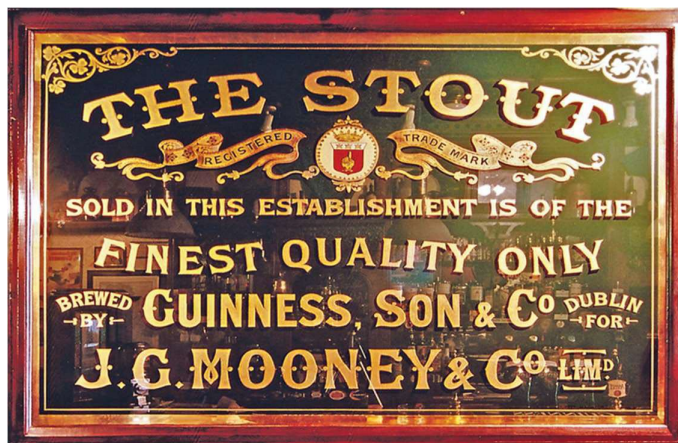
CAMRA Protecting our pubs – The Tipperary

March 29, 2021, Tony Hedger

I'm sure that many readers will know the Tipperary, 66 Fleet Street (EC4Y 1HT). Previously called the Boars Head and the Irish House, it was owned by Greene King until a few years ago but is now in private hands. Although the front of the pub is early 20th century, the main building dates from 1667 and is Grade II-listed. Its most famous interior feature is a pair of large advertising mirrors, one for stout and the other for whisky. These are believed to date from around 1895 to 1900. When the pub was refurbished in the late 1980s, the original mirrors were retained and they form an important part of the pub's listed heritage assets.

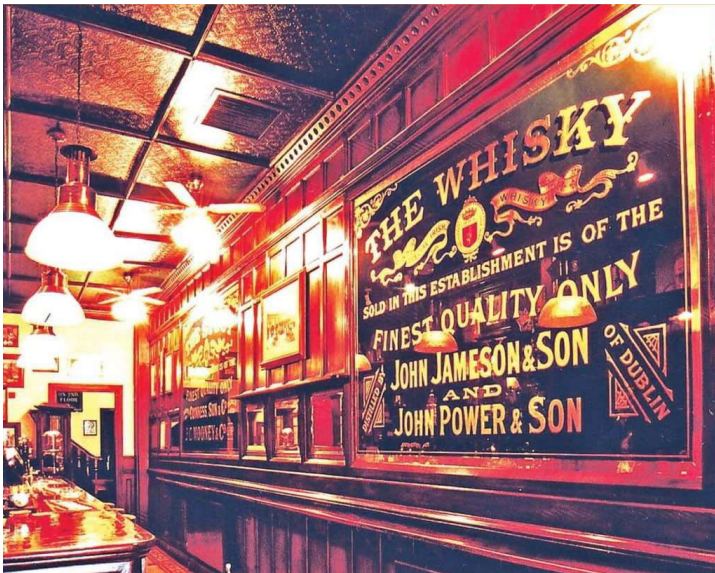


On 1 March, a passer-by noticed one of the mirrors being removed. Fortunately, this particular passer-by had some knowledge of the trade and, having found out from the removal men that the mirrors had been sold, apparently to 'a museum in Ireland', he alerted Jane Jephcote, the chair of CAMRA's London Pubs Group. Through CAMRA's network of contacts, the information was quickly passed to the City of London's planning enforcement team who acted commendably swiftly. Only one mirror had actually been removed and, as at 9 March, both mirrors were confirmed to be hanging in the pub again.



It is understood that the pub has recently been sold and the most recent tenants have departed. One report was that it was to be used as the site office for a nearby development. The Enforcement Team are now tracing the new owners, although, unfortunately, this may be a slow process because there are currently delays to updating records at the Land Registry. Once they have identified them, they will make sure that they understand that listed building consent needs to be obtained before they make any changes to the building and that this should not be taken for granted.

Furthermore, to carry out works to a listed building without such permission is a criminal offence for which the maximum penalty is two years' imprisonment or an unlimited fine. Ignorance of the fact that the building is listed is no defence. Both those who instigate the damage and carry it out (for example, where an owner employs a builder) are liable



This episode shows the benefit of being aware and acting promptly, especially given that there may well be an increased number of pubs changing hands over the coming months. If you are suspicious about work being carried out on a pub that you think might be listed, let CAMRA know by using the report form on the WhatPub system (see page 21). This also applies to cases where pubs are being stripped of their interior. Together we can protect our pubs. It also shows how effective the planning laws can be when, as in this case, they are applied speedily and positively. Many thanks to City of London Planning Enforcement accordingly.

Given the circumstances, there must be some concern over the Tipperary's continued existence as a pub. We will keep you informed.

With thanks to Michael Slaughter LRPS for the photographs.

ZYTHOPHILE - The Tipperary, Fleet Street

It's a Long, Long Way from Accurate History – Martyn Cornell (2018)

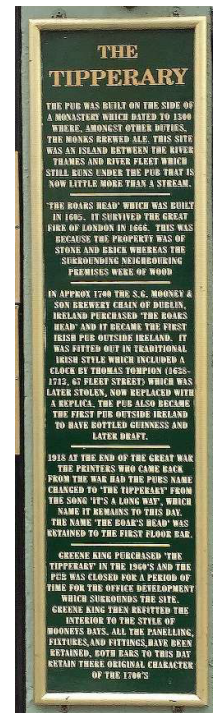


The Tipperary, in Fleet Street, has a fair claim to “oldest pub in London” status. You wouldn’t know this from the information you will find about it on the web, in books and magazines, and even the noticeboard outside the pub, which makes much of its storied past. Unfortunately, almost everything written about the history of the pub – including, shamefully, that noticeboard – is wildly, utterly wrong, a staggeringly inaccurate macedoine of untruths, misunderstandings, made-up nonsense, fake news and pure bollux of inexplicable ancestry. What is particularly tragic is that the pub actually has a fine back-story, which has become entirely submerged by layers of invented garbage.

Let’s begin by deconstructing the noticeboard that hails customers as they enter this charming, if cramped, old Fleet Street boozier, with its delightful, slightly shabby shamrock-decorated mosaic floor and dark wood-panelled walls. (We’ll ignore, as much as we can, the grammatical infelicities and spelling errors on the board, though they constitute in themselves a grievous insult to the hundreds, or more, of newspaper sub-editors who, in the times of Fleet Street’s glory as more than just a metaphor for Britain’s national press, walked through the Tipp’s front door in search of liquid relief.)

“The pub was built on the side [sic] of a monastery which dated to 1300 where, amongst other duties, the monks brewed ale.” – it was a friary, not a monastery. They were friars, not monks. A house for the Carmelites, more fully the Order of the Brothers of the Blessed Virgin Mary of Mount Carmel, was founded by Sir Richard Gray in Fleet Street in or about 1241, not 1300. (The Carmelites, as an aside, originated in the 12th century, and took their name from Mount Carmel in northern Israel, supposedly the home of the prophet Elijah. They were known as the “white friars”, from the white cloaks they wore, in contrast to the black-cloaked Dominicans, the “black friars”, whose main base in London was just across the Fleet River, and whose name is commemorated in a bridge, a railway station and one of the finest art-nouveau pubs, inside and out, in the world.)

“This site was an island between the River Thames and the River Fleet which still runs under the pub that is now little more than a stream” – utter steaming garbage. The Tipperary is half-way up the hill that rises from what was once the west bank of the Fleet, which was 250 yards away to the east, not “under” the pub at all. The Fleet ran south along the line of what is now Farringdon Street – indeed, it still does, though now underground and converted into a sewer, which empties into the Thames under Blackfriars Bridge.



“The Boars Head’ which was built in 1605” – wrong again, though a rare example of a pub claiming to be much younger than it actually is, since “Le boreshede in Parish of St Dunstan in Fletestrete” was mentioned in the same grant to the Carmelite friars in 1443 as the Bolt and Tun inn next door. (This means, incidentally, that the Tipperary/Boar’s Head is at least 575 years old this year: there are only two or three other pubs in London that can reckon to be older.) “It survived the Great Fire of London in 1666. This is because the property was of stone and brick whereas the surrounding neighboring premises were of wood.” More ahistorical nonsense. The fire destroyed all of Fleet Street to a point just past Fetter Lane, some 160 yards west of the Boar’s Head/Tipperary, which was one of the 13,000 buildings consumed in the blaze.

“In approximately 1700 the S.G. Mooney & Son brewery chain of Dublin purchased ‘The Boars Head’ and it became the first Irish pub outside Ireland ... The pub also became the first pub outside Ireland to have bottled Guinness and later draft.” I cannot fathom how or why anyone would invent this stuff, or have it so totally wrong. There is actually a gorgeous old mirror, probably more than 100 years old, on the wall inside the pub which gives the proper name of the pub chain – not “brewery chain”, whatever one of those is — that formerly owned the Boar’s Head/Tipperary, which makes getting the incorrect name outside the pub particularly inexcusable. It was JG Mooney and Co, not “SG Mooney & Son”: the company developed out of the licensed wholesaler and retailer business James G Mooney was running in Dublin from at least 1863.



The Tipperary, 66 Fleet Street, one of London’s three or four oldest surviving pub sites

The Tipperary was not only emphatically NOT “the first Irish pub outside Ireland”, it wasn’t even JG Mooney’s first pub outside Ireland. The company acquired its first licensed outlet in London, on the Strand, in 1889, its second on High Holborn in 1892 and a third in Duke Street, on the south side of London Bridge, shortly afterwards. Mooney’s acquired the lease of the Boar’s Head, its fourth London pub, in November 1895. That’s not “approximately 1700”, unless you think being nearly two centuries out is “approximate”. (Mooney’s was to grow to at least 11 London outlets by 1940, all, or almost all, called “Mooney’s Irish House”: the one in Duke Street was known as “Mooney’s Dublin House”.) Nor, of course, was the Boar’s Head “the first pub outside Ireland to have bottled Guinness and later draft” (sic, again). Guinness was exporting to Bristol from at least 1825 (and to the West Indies earlier than that), in both cask and bottle.

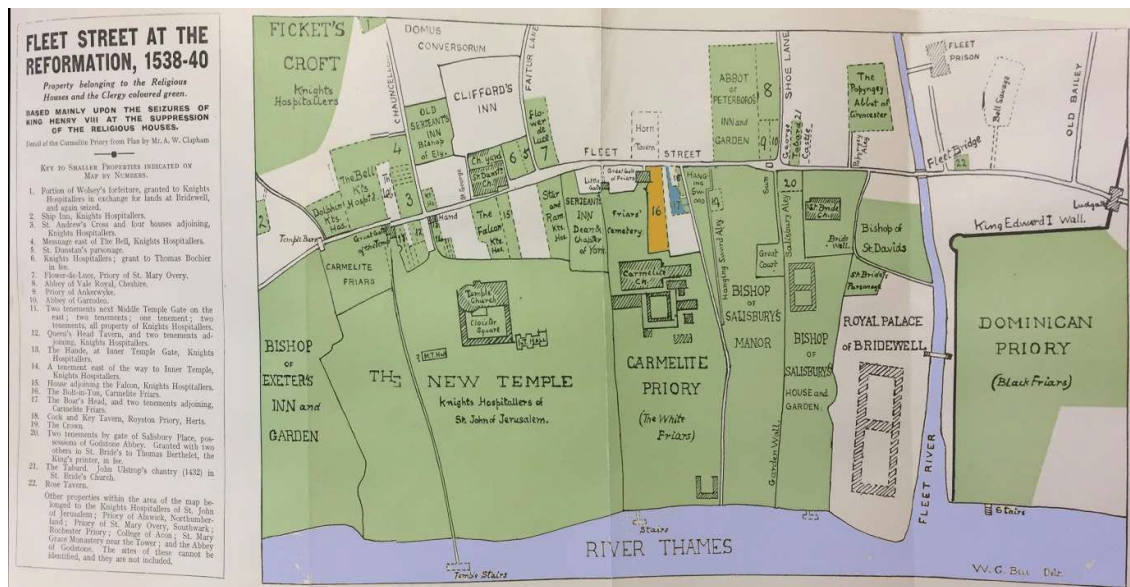
“1918 At the end of the Great War the printers who came back from the war had the pubs [sic] name changed to ‘The Tipperary’ from the song ‘It’s a Long Way’ [sic], which name it retains to this day.” But it was being called “Mooney’s Irish House (late Boar’s Head)” in 1895, and Kelly’s directories make it clear that the name of the pub was The Irish House right up to 1967. Only then did it change to The Tipperary. There are no references that I have been able to find to the pub as The Tipperary before this: it was certainly being referred to as “Mooney’s Irish House in Fleet Street” in the 1950s. (Strangely, there is a strong Fleet Street link to the song “It’s a Long, Long Way to Tipperary”, but it is nothing to do with returning printers.



The lovely mirror inside the Tipperary that gives the lie to the signboard outside

The song's popularity with the British Army in France in August 1914 was spotted by a Daily Mail reporter, George Curnock, who cabled back to his news editor, Walter Fish that the soldiers were all singing the song as they marched from Boulogne to the front. According to Fleet Street mythology, "Fish visualised 'Tipperary' as a great national stimulative, the possible British counterpart of the 'Marseillaise', and to his delight found Lord, Northcliffe [owner of the Mail], with his fine flair for judging the public taste, equally enthusiastic. The words and the music of the pantomime song were secured and prominently displayed in the Mail, and from that day on it was on everybody's tongue.")

So: four paragraphs, at least 11 clunking, ludicrous errors, all of which could have been avoided with little effort. It took me two to three hours on the internet, and an hour in the Guildhall library looking at microfilms and consulting a couple of books, to put together the corrections above, and uncover a more accurate history of 66 Fleet Street. People, this is really not difficult. Don't just repeat stuff you read – do your own research, because "stuff you read" is quite likely to be wrong.

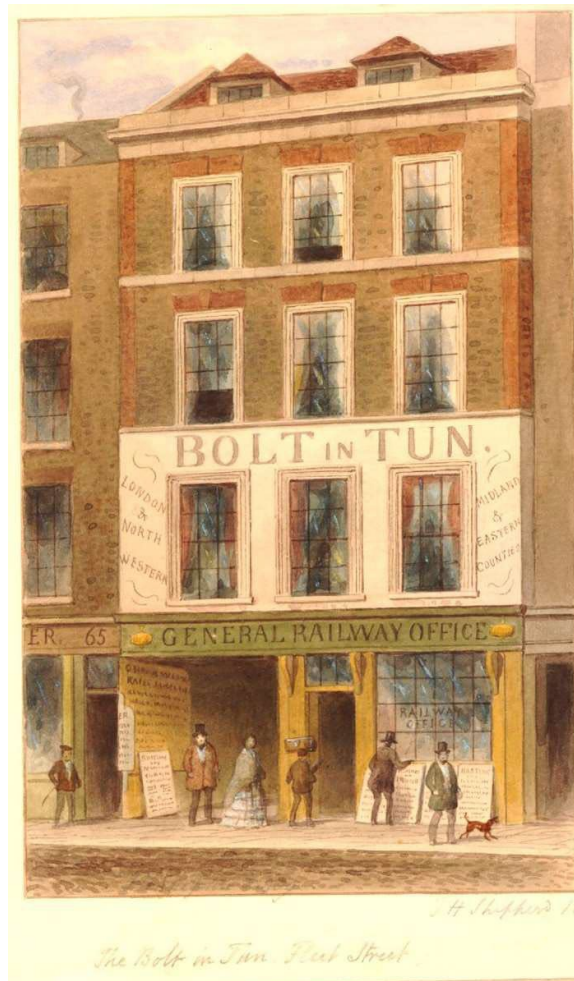


A map of Fleet Street at the Reformation, circa 1538-40: the Bolt-in-Tun is shown in orange, the Boar's Head in dark blue.

The Boar's Head originally faced onto Whitefriars Street (named, of course, for the Carmelites, and originally, until at least the 1830s, known as Water Lane). To the south was an inn called the Bolt-in-Tun, with both premises having back entrances dog-legging out on to Fleet Street, at what would later be numbers 64 and 66. (To the east, at what would become 67 Fleet Street, was a tavern owned by Royston Priory in Hertfordshire called the Cock and Key.) In a license of alienation to the Friars Carmelite of London of certain premises in the parish of St Dunstan, Fleet Street, in the Patent Roll of 21 Henry VI – that's 1443 to me and thee – "Hospitium vocatum le Boltenton" is mentioned as a boundary. This would have been a building attached to the friary for accommodating guests. The hospitium, or at least a building on its site, was quite probably at least a century older than this, because the wording of an ordinance of King Edward III in council dated 1353 suggests that the road from the bridge over the Fleet to Temple Bar, where Fleet Street becomes the Strand, was by then already lined with dwellings and well-inhabited.

The inn's name is a pun on "Bolton", and its sign was a bolt – a crossbow arrow – sticking through a tun, or cask. How or why, it was given that name remains unknown. (At least two sources try to claim that the inn's name is " derived from Prior William Bolton of St. Bartholomew, Smithfield",

which is more nonsense on stilts, because while Prior Bolton certainly used the bolt-in-tun as a badge, he was born around 1450, after the first known mention of le Boltenton. It's more likely, in fact, that Prior Bolton stole the idea of using a bolt sticking through a tun as his badge from the Carmelites' inn).



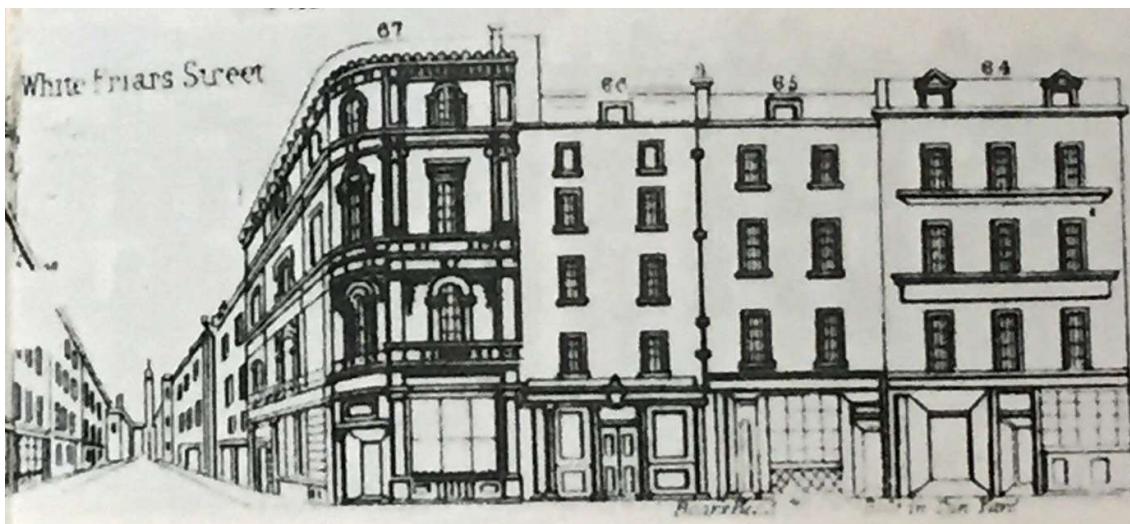
The Bolt in Tun, 64 Fleet Street in 1859, when it had fallen to become no more than a booking office for the railway companies that had replaced the stage coaches. Note the two 'tuns' pierced by bolts, or arrows, just visible on the frontage. Picture nicked shamelessly from the British Museum website.

It looks as if the Carmelites used the premises to brew, because after Henry VIII nationalised their friary in November 1538, the list of buildings surrendered included "a tenement for brewing called 'le Bolte and Tunne'", and "a brewhouse called Le Bolt and Tunne in the parish of St Dunstan in Fletestrete, which belonged to the late Carmelite Friars there" was leased to one of Henry's household officials, John Gilman, in 1541. As the only inn on Fleet Street, and thus effectively the first inn on the Great West Road, the Bolt-in-Tun developed into an important base for coaches travelling to Bristol, Plymouth and South Wales. In September 1665 a boy was found dead of the Plague in its hayloft. The Fire of London the following year at least cleansed the city of plague-carrying rats, and by 1704 regular coaches for Windsor were starting from the rebuilt inn. In 1741 services from the inn included "A Handsome Glass Coach and six able Horses" travelling regularly to Bath. Destinations from the Bolt-in-Tun in 1805 ranged from Cardiff to Hastings, and Newbury to Chichester, and in 1817 26 coaches a day left the inn for towns and cities across the south and south-west.

About 1822 the Water Lane side of the premises was renamed the Sussex Hotel, but the Bolt in Tun continued as the booking office and coach destination in Fleet Street. You could still get a drink there: in 1830, John Richardson, 38, was nabbed by a police officer in the Bolt-in-Tun tap for stealing a horse-blanket worth eight shillings from the Bolt-in-Tun's stables. (His defense was that "I was very tipsy": he was fined one shilling and discharged.) The stables still had a hayloft, of course, and in March 1838 a fire broke out in the Bolt-in-Tun hayloft which "extended its ravages with great rapidity", destroying all the hay, while the adjoining house, "occupied by many poor families," was also "considerably damaged". The proprietor in charge of coaching operations was Robert Gray, whose partner was Moses Pickwick – a surname that a young Fleet Street reporter called Dickens found a use for.

The coaching era, however, was nearing its end. From 1838 onwards, London was increasingly connected to the rest of Britain by railways, and in the 1840s the Bolt-in-Tun was described by its proprietor as a "Mail, Coach, and Railway Establishment". Gradually the railway side took over, and by 1859 the Bolt-in-Tun was purely a booking office and parcel collection point for the railway companies. Eventually, in late 1882 or early 1883, most of the Bolt-in-Tun was demolished, ending a history of more than 440 years.

Timothy Richards and James Stevens Curl, authors of *City of London Pubs*, published in 1973, thoroughly screwed up the history of the Bolt-in-Tun, completely confusing it with the Tipperary, and claiming that "shortly after 1883 the Irish house of Mooney erected a new pub on the site of the Bolt-in-Tun, and it is this building that now stands." This is, of course, as egregiously wrong as anything on the Tipperary's signboard. Mr. Curl is an extremely distinguished architectural historian, a member of the Royal Irish Academy, a Fellow of the Society of Antiquaries of London, a member of the Royal Institute of British Architects, and a Liveryman of the Worshipful Company of Chartered Architects of the City of London. He is a Professor at the School of Architecture and Design, Ulster University, Professor Emeritus at De Montfort University, Leicester, and a former Visiting Fellow at Peterhouse, Cambridge. He has written more than 30 books. Let us say that the entry on the Tipperary in *City of London Pubs* was not his finest hour.



The Boar's Head at 66 Fleet Street, and the Bolt-in-Tun at No 64, from Tallis's *London Street Views and Pictorial Directory* of 1847

The Boar's Head led a comparatively quiet life compared to its neighbour. Boar's Head Alley, alongside the pub, is first mentioned in 1570, and two inhabitants of the alley had to appear at a ward inquest in 1595 for not having chimneys in their houses. The first known licensee was William Hayley or Healey, there in 1664 and 1665. The next year the pub was destroyed in the Great Fire, but Hayley was back in business within a couple of years, and issuing a trade token bearing the words "William Healey at the [picture of a boar's head] in Fleet Street • 1668 • His Halfe Penny". How much of today's pub dates from the post-Great Fire rebuilding I don't know, but the City of London's own "Fleet Street Conservation Area Character Summary and Management Strategy" paper from February 2016 named it as one of only "a handful of survivors immediately post-Great Fire" in the conservation area. The report dated the pub building to "circa 1667", saying that the "slightly crooked window details" hint at its age, and adding that it has a "later, traditional pub frontage and stuccoed upper floors on a narrow historic plot."

Behind the Boar's Head, the rectangle of land bounded by the Thames, the walls of the Temple, Fleet Street and Water Lane/Whitefriars Street was known in the 17th century as "Alsatia". It still had some of the privileges of sanctuary left behind from the days when it was the site of the Carmelites' friary, which privileges were confirmed and enlarged by a royal charter issued by James I in 1608. The rule of law thus did not run in "Alsatia" as firmly as it did in the rest of the city, so that it was a refuge for on-the-run debtors, and "a hiding-place to cheats, false witnesses, forgers, highwaymen and other loose characters who have openly resisted the execution of legal process", until the privileges of the liberty of Whitefriars were extinguished by William III in 1697.

The district continued to be lively. The Boar's Head had all its windows smashed by a Jacobite mob during the "mug house" riots of 1716, because the landlord, Mr. Gosling, was "well-affected to his Majesty King George and the present Government." (It was described in news reports as an "ale house", putting it one rung down the ladder from an inn like the Bolt in Tun.) Gosling was lucky: the mob's real target was Mrs Read's Coffee House in Salisbury Court, the next street east from Water Lane, which was a centre of Whiggish support for Britain's new Hanoverian ruler. The Jacobite supporters stormed the coffee house, and when the landlady's husband, Robert Read, shot dead the leader of the rioters, Daniel Vaughan, they smashed their way in, mad with fury. While Read and some of the coffee house clients escaped "with some difficulty" out the back, and others sheltered behind a barricade on an upper floor, the rioters trashed the downstairs rooms, smashing all the furniture to sticks and drinking all the ale, or letting it pour onto the floor. The Sheriff came and read the Riot Act, passed only the year before, and when that failed to have any effect, mounted troops were called in. The tumult finally ceased, arrests were made, and five rioters were later hanged in Fleet Street opposite Salisbury Court. Read, meanwhile, was found not guilty of Vaughan's murder. You don't get THAT kind of thing happening in Starbucks ...



Part of the lovely shamrock mosaic floor at the Tipperary

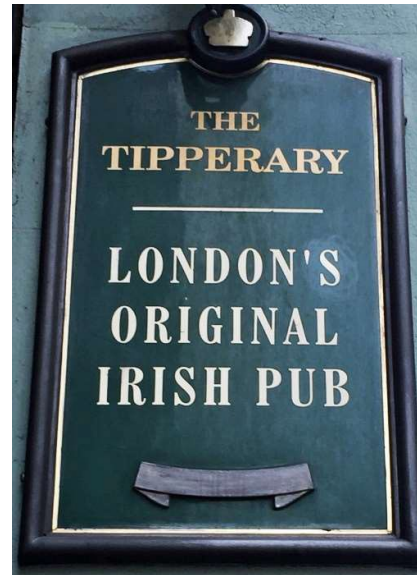
Gosling and the Boar's Head were given a page in Ned Ward's rhyming pub guide to London, *A Vade Mecum for Malt Worms*, written around the same as the mug house riots. This makes the Tipperary today one of the few among the 200-plus pubs Ward wrote about in the *Vade Mecum* and its companion, the *Guide for Malt Worms* that are still open. Ward described the Boar's Head's landlord as "justly prais'd/and by his Courage and good Drink emblaz'd/Is to some height of reputation rais'd."

He had a better reputation than a later landlady. In 1775 there was a complaint by the wardmote inquest against Sarah Fortescue, widow and victualler of the Boar's Head alehouse in Fleet Street, for keeping her house open at unseasonable hours, frequently the greatest part of the night, and for harbouring and entertaining "lewd women and other infamous and disorderly persons to the great disquietude and disturbance of her neighbours."

Some time after the premises had risen from mere alehouse status: in 1812 the Boar's Head was described as "That well known and long-established first-rate Wine Vault and Liquor Shop," brick-built, four stories high, and in the occupation and on lease to Mrs Geary at "the very low rent of 50£ per annum."

The Boar's Head survived the demolition of its neighbour, the Bolt-in-Tun, and then became the fourth of the Mooney's Irish House chain in London in 1895, four years after the death of JG Mooney himself (the company continued under his sons Gerald and John Joseph, the latter a nationalist MP and, in 1900, the youngest member of the House of Commons.) The Mooneys brought in an English architect, RL Cox, to refurbish the pub, and it was presumably under his direction that the mosaic floor was put in, and the front step installed that still says "Mooney's". A fifth pub, near Piccadilly, was bought in 1896. The original premises in the Strand were closed when Kingsway was built, but a new bar was opened at 395 The Strand in 1900 which, until it shut around 1967, was famed for having the longest bar in London. At one point the company had another pub in Fleet Street, at No 154, formerly the Portugal, which closed in 1910. The serving staff in all its pubs were all male and Irish – no barmaids, apart, apparently from a brief experiment around 1963 – and Mooney's Irish Houses were known for excellent service, excellent prices and excellent food.

Through the 1960s the company began to retreat from London, with the former Boar's Head disposed of in about 1966-67, which is when the name change from Mooney's Irish House to The Tipperary looks to have taken place. At the same time the name The Boar's Head seems to have been resurrected for the upstairs dining room, as indicated on the signboard outside the pub: I am sure I can remember that the name "The Boar's Head" used to be visible between first and second-floor level on the pub's fascia in the 1980s or 1990s. Greene King is supposed to have taken the pub over in the 1960s: I haven't researched this particularly, but the 1979 Camra "real beer in London" guide shows the Tipperary selling Everard's Tiger and Wethered's bitter, which suggests this is as inaccurate as the rest of the signboard's claims about the pub.



No ... no, I'm very sorry, it isn't

It apparently closed for a couple of years around the start of the 1980s, I believe, for a refurbishment, and it was certainly a Greene King pub in 1986, when it was listed for the '87 Good Beer Guide as selling IPA, Abbot and the much-missed (by me) Rayment's BBA.

I am middlingly sure I drank Rayment's in the Tipperary about that time, since I would have hunted out a rare central London outlet for one of my favourite beers, though that was 32 years ago. GK looks to have sold the pub a few years back, and it is now under independent ownership.

That's it: a vastly, vastly more accurate history of one of London's oldest pubs than you will find anywhere. What are the chances of promoting the correct version of events over the one on the signboard? Not good, I fear: there are at least five books, a number of newspaper and magazine articles (including one from the Daily Mirror which was, again, wrong in every sentence) and dozens of websites repeating the total nonsense version, including one book published a couple of years ago that talks of "the famous Dublin brewer SG Mooney & Sons" – they can't be that "famous", mate, you've never heard of them before, because THEY DON'T BLAHDY EXIST. And the more observant of you will have spotted that this particular author can't even copy inaccuracy accurately: the signboard outside the Tipperary says "& Son", not "& Sons".

(Astonishingly, should you have £46 to throw away, you can buy a Tipperary pub Christmas decoration, 7.5cm high, to hang on your tree – down from £82, apparently.)

Title Number and Registry Extract

Title Number: NGL763302

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 18 JUN 2021 at 16:49:12 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title Number | : NGL763302 |
| Address of Property | : land and buildings on the south side of Fleet Street and situated between Bouverie Street and Whitefriars Street |
| Price Stated | : Not Available |
| Registered Owner(s) | : WHITEFRIARS LIMITED (incorporated in Jersey) care of F A O: A Booth St Pauls Gate, New Street, St Helier, Jersey, JE4 8ZB and care of ING Real Estate Investment Management Limited F A O : C Nash, 60 London Wall, London EC2M 5TQ and of alan.booth@db.com. |
| Lender(s) | : The Hongkong and Shanghai Banking Corporation Limited |

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 JUN 2021 at 16:49:12. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

Property Register

A: Property Register

This register describes the land and estate comprised in the title.

CITY OF LONDON

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the south side of Fleet Street and situated between Bouverie Street and Whitefriars Street.
- 2 The stratum of sub-soil 8 metres in depth or thereabouts beneath the land tinted blue on the filed plan, the upper surface of which stratum of sub-soil is at a level equivalent to 31.6 metres or thereabouts below the soil is at a level equivalent to 31.6 metres or thereabouts below the level of Bouverie Street at the point marked 'X' on the filed plan is not included in the title but is registered under title number NGL351923.
- 3 The stratum of sub-soil 8 metres in depth or thereabouts beneath the land tinted pink on the filed plan, the upper surface of which stratum of sub-soil is at a level equivalent to 32.4 metres or thereabouts below the level of Bouverie Street at the point marked 'XX' on the filed plan is not included in the title but is registered under title number NGL351923.
- 4 The land tinted brown on the filed plan has the benefit of the right to construct vaults and pavement lights under land fronting the land in this title contained in a Conveyance dated 12 November 1914 made between (1) The Mayor and Commonalty and Citizens of London Governors of The Possessions Revenues and Goods of The Hospitals of Edward King of England The Sixth of Christ Bridewell and Saint Thomas the Apostle as Governors of Christs Hospital and (2) The Mayor and Commonalty and Citizens of The City of London.

NOTE: Copy filed under LN247392.

- 5 A Conveyance of the land tinted yellow on the filed plan dated 19 June 1923 made between (1) The London Midland and Scottish Railway Company (therein called the Company) and (2) The Mayor and Commonalty and Citizens of the City of London (therein called the Corporation) contains the following provision:-

"PROVIDED ALWAYS that the Company their successors and assigns shall have the right to construct vaults and to fix pavements lights and coal plates in the foot pavement in front of their new premises No 64 Fleet Street aforesaid free of rental but subject to the regulations prescribed by the Corporation and to the approval of their Streets Committee."
- 6 An Agreement dated 6 May 1927 made between (1) The News of The World Limited (2) The Master and Keepers or Wardens and Commonalty of The Mystery or Art of Ironmongers (3) Sir Charles Cheers Wakefield and others and (4) Bartlett Trust Limited relates to the erection of buildings.

NOTE 1: The land affected is shown by mauve tinting on the filed plan

-NOTE 2: Copy filed under 342815.

7 (01.08.2003) A strip of land between the points lettered A and B on the title plan has been removed under title number NGL785064.

8 (01.08.2003) The land has the benefit of the right granted by a Transfer of the the strip of land between the points lettered A and B on the title plan dated 11 July 2003 made between (1) Deutsche Immobilien Fonds Aktiengesellschaft and (2) The Honourable Peter John Pleydell-Bouverie and others

-Original filed under NGL785064.

9 (01.08.2003) The Transfer dated 11 July 2003 referred to above contains a provision as to a boundary structure.

10 (26.05.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

1 (28.01.2011) PROPRIETOR: WHITEFRIARS LIMITED (incorporated in Jersey) care of F A O: A Booth St Pauls Gate, New Street, St Helier, Jersey, JE4 8ZB and care of ING Real Estate Investment Management Limited F A O : C Nash, 60 London Wall, London EC2M 5TQ and of alan.booth@db.com.

2 (28.01.2011) The price stated to have been paid on 12 January 2011 was £148,000,000 (exclusive of VAT)

3 (28.01.2011) A Transfer dated 12 January 2011 made between (1) Union Investment Real Estate GMBH and (2) Whitefriars Limited contains purchaser's personal covenants.

NOTE: Copy filed.

4 (21.03.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 16 March 2017 in favour of The Hongkong and Shanghai Banking Corporation Limited referred to in the Charges Register or, if appropriate, signed on such proprietor's behalf by its secretary or conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 The land edged yellow on the filed plan is subject to and has the benefit of the provisions of a Deed dated 8 August 1899 and made between (1) Sir Charles Oppenheimer and (2) Bradbury Agnew & Co

Limited as to the height of the buildings on the land edged yellow on the filed plan and on the land opposite known as 10 Bouverie Street.

NOTE: No copy of the Deed referred to is held by HM Land Registry.

- 2 The land edged yellow on the filed plan is subject to and has the benefit of the provisions of a Deed dated 22 November 1899 made between (1) Sir Charles Oppenheimer and (2) The Trustees of Henry Smith's Charity as to the height of the buildings on the land edged yellow on the filed plan and on the land opposite known as 10 Bouverie Street.

NOTE: No copy of the Deed referred to is held by HM Land Registry.

- 3 The land edged yellow on the filed plan is subject to and has the benefit of the provisions of a Deed dated 7 February 1902 made between (1) The Northern Assurance Company (2) Francis Oppenheimer and Albert Martin Oppenheimer and (3) Eliza Ann Noble, Wilson Noble, Leonard Noble and Wadham Weston Diggle as to the height of buildings on the land edged yellow on the filed plan and on the land opposite known as 6 and 8 Bouverie Street.

NOTE: No copy of the Deed referred to is held by HM Land Registry.

- 4 The land edged in blue on the filed plan is subject to but has the benefit of the provisions of an Agreement as to the height of buildings dated 14 April 1915 made between (1) the Ecclesiastical Commissioners for England (2) Susannah Louisa King and others (3) Frank Lloyd (4) Frank Lloyd and another and (5) United Newspapers Limited so far as the same affect the land edged in blue on the filed plan in this title and are subsisting and capable of being enforced.

NOTE: No copy of the Agreement referred to is held by HM Land Registry.

- 5 A Conveyance dated 11 August 1928 made between (1) The Right Honourable Jacob Sixth Earl of Radnor (Vendor) (2) Frank Chaplin and The Right Honourable William Pleydell Bouverie commonly called Viscount Folkestone and (3) "News of the World" Limited (Purchaser) contains the following covenant affecting the land hatched blue and edged in mauve on the filed plan and other land:

"The Purchaser hereby covenants with the Vendor as follows:-

(1) That the Purchaser shall not in the course of pulling down old erecting new buildings on the said premises cause or allow any nuisance or do or permit anything which shall cause any unnecessary disturbance or annoyance to the occupiers of adjacent premises of the Vendor and shall pay and indemnify the Vendor against all lawful claims for damage done in the course of such pulling down or erection and also all claims and demands with respect to any alleged interference with other disturbance of light air or other rights or easements that any person may lawfully have or make in regard to the premises."

- 6 The following agreements affecting the land hatched blue, edged in mauve and edged in yellow on the filed plan and other land relate to heights of buildings and/or rights of light:

DATE OF AGREEMENT

PARTIES

11.8.1928
Radnor

1. Right Honourable Jacob Sixth Earl of
2. Frank Chaplin and Another
3. News of the World Limited

NOTE 1: Copy filed under 360763

14.11.1928

1. The Trustees of Smith's Charity
2. Bradbury Agnew & Company
3. News of the World Limited

NOTE 2: Copy (excluding drawings) filed under 357201

21.7.1939

1. News of the World Limited
2. Right Honourable William Seventh Earl of Radnor
3. The Daily News Limited
4. Edward Cadbury & Another
5. Lloyds Bank Limited

NOTE 3: Copy filed under 357201 5.3.1975

1. Eric James Mather & Another
2. Associated Newspapers Group Limited
3. News International Limited

NOTE 4: Copy filed under 360763.

- 7 An Agreement dated 26 August 1930 made between (1) Colonel Leonard Noble, Wadham Neston Diggle, Captain Eric Heatley Noble, and Guy William Lambert and (2) "News of the World" Limited relates to heights of buildings in respect of 31 and 32 Bouverie Street.
- 8 An Agreement dated 16 December 1930 made between (1) The Right Honourable William Seventh Earl of Radnor and Julian Eleanor Adelaide Dowager Countess of Radnor (2) The Religious Tract Society and (3) "News of the World" Limited relates to height of buildings in respect of 31 and 32 Bouverie Street.
- 9 By a Deed dated 16 June 1988 made between (1) Hartglen Limited (the Bouverie Street Owner) and (2) Kumagai Gumi UK Limited (the Whitefriars Owner) the covenants contained in the Deed dated 7 February 1902 referred to above were expressed to be released as therein mentioned. The Deed also contains provisions as to re-building as therein mentioned.
- NOTE: Copy filed under NGL595375.*
- 10 A Deed dated 16 June 1988 made between (1) Hartglen Limited and (2) Kumagai Gumi UK Limited relates to tower cranes on premises at Bouverie Street and Whitefriars Street.

NOTE: Copy filed under NGL595375.

- 11 An Agreement dated 21 June 1988 made between (1) Associated Newspapers Holdings PLC (2) Michael Douglas Trollope Loup and The Honourable Reuben Pleydell-Bouverie (the Trustees) and (3) Kumagai Gumi UK Limited (the Developers) relates to rights in respect of building works as therein mentioned.

NOTE: Copy filed under NGL595375.

- 12 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.
- 13 The parts of the land affected thereby are subject to the following rights granted by the Lease of the ground floor electricity transformer chamber dated 1 November 1989 referred to in the Schedule of leases hereto:-

TOGETHER with the right for the Board from time to time to install and during the continuance of the term hereby created to maintain on the demised premises such plant and apparatus as may from time to time be requisite for the purposes of the Board's undertaking AND TOGETHER with the right for the Board from time to time to lay and during the continuance of the term hereby created to use and maintain through or under (but in existing ducts only) that part of the Landlords Building and premises delineated on the said plan and thereon coloured green such electric lines ducts and other apparatus as may in the reasonable opinion of the Board from time to time be requisite for connecting the said plant and apparatus with the Board's distributing mains in the adjacent public streets or elsewhere AND TOGETHER with the right for the Board and their contractors or agents and their respective servants and workmen at all times during the term hereby created to enter the said Landlords Building and premises over the route shown by the colour brown on the said plan and do thereon such acts and things as may be reasonably necessary for the purpose of installing laying inspecting maintaining or removing any such plant electric lines or other apparatus as aforesaid.

NOTE 1: The land coloured brown and green referred to above affects the land immediately adjacent to the transformer chamber shown numbered edged and numbered 1 in brown on the filed plan

NOTE 2: Copy lease plan filed under NGL595375.

- 14 (26.05.2010) By a Deed dated 9 April 2010 made between (1) Union Investment Real Estate GMBH and (2) Freshfields Bruckhaus Deringer LLP the terms of the lease dated 6 April 1990 of The North Building referred to in the schedule of leases hereto were varied.

NOTE 1: The proprietor of the registered charge dated 18 December 1997 of the landlords title number NGL763302 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: Copy Deed filed under NGL653448.

- 15 (26.05.2010) By a Deed dated 9 April 2010 made between (1) Union Investment Real Estate GMBH and (2) Freshfields Bruckhaus Deringer LLP the terms of the lease dated 6 April 1990 of The South Building referred to in the schedule of leases hereto were varied.

NOTE 1: The proprietor of the registered charge dated 18 December 1997 of the landlords title number NGL763302 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: Copy Deed filed under NGL653449.

- 16 (21.03.2017) REGISTERED CHARGE dated 16 March 2017 affecting also title EGL571934.
- 17 (21.03.2017) Proprietor: The Hongkong and Shanghai Banking Corporation Limited (incorporated in Hong Kong) (UK Regn. No. FC000298) of HSBC Main Building, 1 Queens's Road Central, Hong Kong.
- 18 (21.03.2017) The proprietor of the Charge dated 16 March 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---------------------------------|-----------------------------------------------------|----------------------------|----------------|
| 1 | 01.11.1989 NGL653343 | Ground Floor Electricity Transformer Chamber | 01.11.1989 60 years | |

NOTE: See entry in the Charges Register relating to the rights granted by this lease

| | | | | |
|---|-------------------------|--------------------|------------------------------------------------------|--|
| 2 | 18.04.1990 NGL653449 | The South Building | 06.04.1990 From 14.11.1989 to 24.6.2014 | |
|---|-------------------------|--------------------|------------------------------------------------------|--|

NOTE 1: During the subsistence of this lease, the Lease dated 1 November 1989 referred to above takes effect as an underlease.

NOTE 2: By a Deed dated 27 April 1990 made between (1) Kumagai Gumi UK Limited and (2) Hugh Stephen Kenneth Peppiatt and others the terms of the lease were expressed to be varied.

NOTE 3: Copy deed filed under NGL653449

NOTE 4: See entry in the Charges Register relating to a Deed of variation dated 9 April 2010

| | | | | |
|---|-------------------------|--------------------|-----------------------------------------|--|
| 3 | 18.04.1990 NGL653448 | The North Building | 06.04.1990 From 14.11.1989 to | |
|---|-------------------------|--------------------|-----------------------------------------|--|

24.6.2014

NOTE: See entry in the Charges Register relating to a Deed of variation dated 9 April 2010

4 26.05.2010 The North Building 09.04.2010
EGL571924

from 25.6.2014
expiring on
24.8.2022

NOTE: This is a reversionary lease

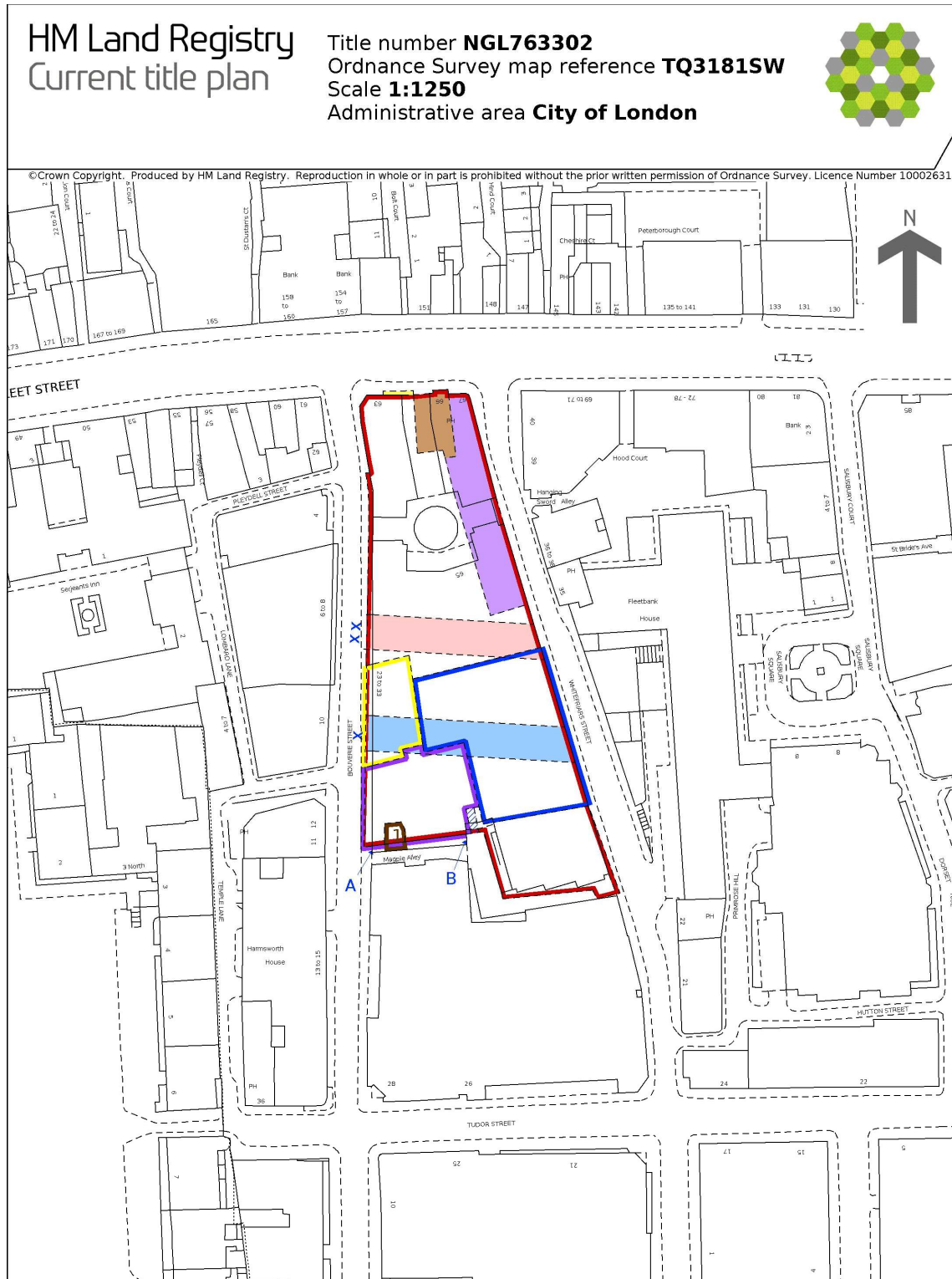
5 26.05.210 The South Building 09.04.2012 EGL571925
From 25.6.2014
expiring on
24.8.2021

NOTE: This is a reversionary lease

End of register

HM Land Registry Current Title Plan

The precise boundary of the Tipperary is shown overleaf.



The Boundary of the Tipperary

The boundary of the premises is shown within the green border on the plan below. A view of the frontage is shown below.

