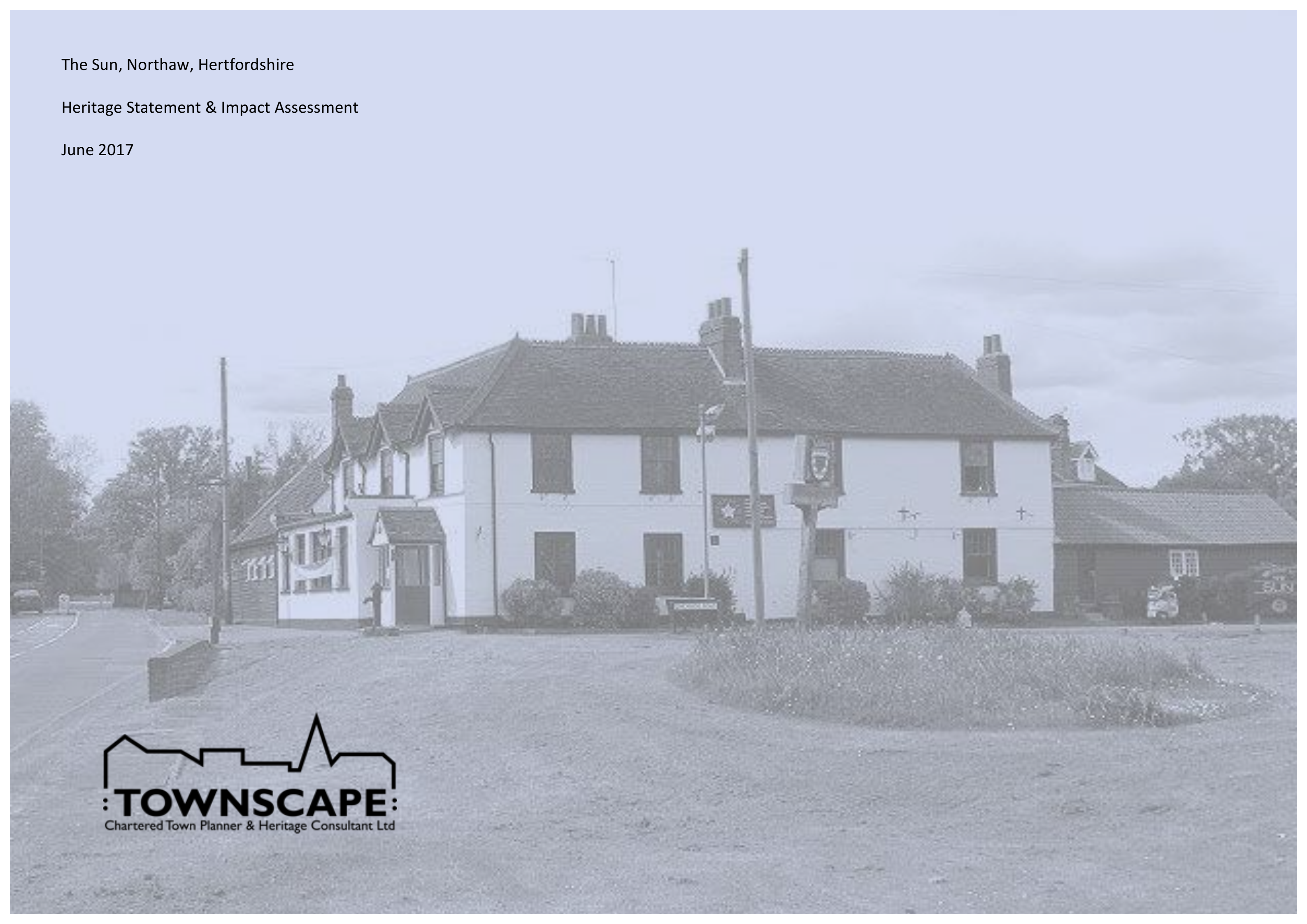


The Sun, Northaw, Hertfordshire

Heritage Statement & Impact Assessment

June 2017





The Old Pharmacy
13 Emesgate Lane
Silverdale
Lancashire LA5 0RA
01524701537 / 07583152804
info@townscape.org.uk / www.townscape.org.uk

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Heritage Statement

1. Introduction
2. Historic description and context
3. Northaw Conservation area – a brief history Northaw and Cuffley
4. Map regression
5. Statement of Significance and Heritage Planning Policy Context

Heritage Impact Assessment

1. Scope and method of assessment
2. Description of proposed development and its impact
3. Assessment of proposed development against planning policy criteria; nationally and locally.
4. Conclusions

HERITAGE STATEMENT

1. Introduction

Townscape has been commissioned by the owners of The Sun at Northaw, Hertfordshire to produce this Heritage Statement of significance and Heritage Impact Assessment to support a listed building planning application for alterations to the property located within the Northaw Conservation Area, Hatfield. Townscape are Chartered Town Planning and Heritage Consultants who serve public, private and community sector clients. We specialise in all aspects of our historic environment, heritage, planning and wider urban design.



2. Historic Description and Context.

2.1 The Sun Inn at Northaw, Hertfordshire is principally a 2 storey property set on an approximate 'L' shape overlooking the village green and war memorial at Northaw. The property is constructed in three distinct phases, firstly a timber framed weather boarded unit dating from around 1700 with 20th century modernisations, the main central unit constructed in brick dating from the mid 18th century with 19th and later 20th century modernisations and a single story timber framed addition dating from 21st century.

The public house is centred with a central courtyard area providing access to all ground floor spaces together with access to garden area, outside toilets, storage units and car park. For the most part, the Sun Inn is a combination and mix of architectural styles and tastes, with widespread modernisation impacting on all parts of the structures.

2.2 Located within the Northaw Conservation area, The Sun forms one of a cluster of listed buildings primarily located in the centre of the small village, flanking the main village church. The character of the conservation area is that of a tranquil village with its principal buildings located facing the central village green and church being the central key feature. The conservation area boundary takes in most of the older buildings within the village with properties flanking either side of Northaw Road West, before encompassing all the properties overlooking the village green opening on to a triangular green space providing a focal point on Judges Hill. The conservation area is principally linear in its character. The buildings within the conservation area range from public houses, a church, small shop and farm. Beyond the conservation area boundary properties are generally later in date and provide for a clear and distinct 20 and 21st century residential expansion. The Sun Inn forms a key building within Northaw anchoring the site overlooking the green and church and frames the view travelling along Judges Hill towards Potters Bar. In the main, buildings within the conservation area are brick constructed at no more than 2 storeys with characteristic red tile roof coverings. There are a mix of well preserved historic buildings of merit together with poorly executed modern developments. The linear character of the conservation area results in a long street, with established back of pavement building line, there is a unity of form massing and appearance and buildings have a strong relationship with one another. Adjacent listed buildings primarily Church of St Thomas a Becket break up the the Townscape and add to the architectural richness of the area. Many buildings are distinct and semi detached or detached resulting in gaps and glimpses between buildings



3. Northaw Conservation area – a brief history Northaw and Cuffley

By 1800 the principal development was the village of Northaw. The Two Brewers and the Sun were both in existence by 1707, together with a third inn called the Hand in Glove.

A blacksmith had been thriving for many years in his forge where Middleton Motors now stands. In the south-east of the parish lay the 211 acres of Soapers Farm; the much smaller Cattlegate and Williams Farm all three at Crews Hill in Theobalds Park. In the northeast by 1753 Hanyards Farm had been joined by Brickwall Farm.

Hill Farm (now replaced by Kingsmead) and Lower Cuffley Farm (now Tolmers Gardens) together with about 6 cottages next to Hill farm, the whole comprising Cuffley. Where the Kingswell had flourished a farm known as the Warren now existed. To the south of it lay a brick field and to the north a lime kiln. In the south of the Parish stood Upper Barvin, Hook and Park Farms, together with Lower Barvin Farm which has now disappeared. To the west of Coopers Lane was Whites Farm.

In 1806 the Common was enclosed and all the surrounding farms enlarged from this land. The Brick field fell into disuse and later Colesdale Farm was built nearby. New farms Brick-kiln (later Thorntons) and Castle Farm (now Cuffley Hills) were formed.

During the nineteenth century a small but slow increase in the population took place, mainly farm labourers. Cottages were built in Northaw and Cuffley. Northaw Church was demolished and rebuilt in 1808, only to be burnt down and rebuilt again in 1882.

1910 saw an event which was to alter the face of Northaw Parish, the railway line and station at Cuffley were opened. After the First World War the residential area started to develop, but during this war an event took place which was to make Cuffley famous. In September 1916, the first German Airship to fall on British soil was brought down in flames behind the Plough, by Lt. W. Leefe Robinson, who was awarded the Victoria Cross for his bravery. The huge blaze brought many people to Cuffley to gloat over the remains.

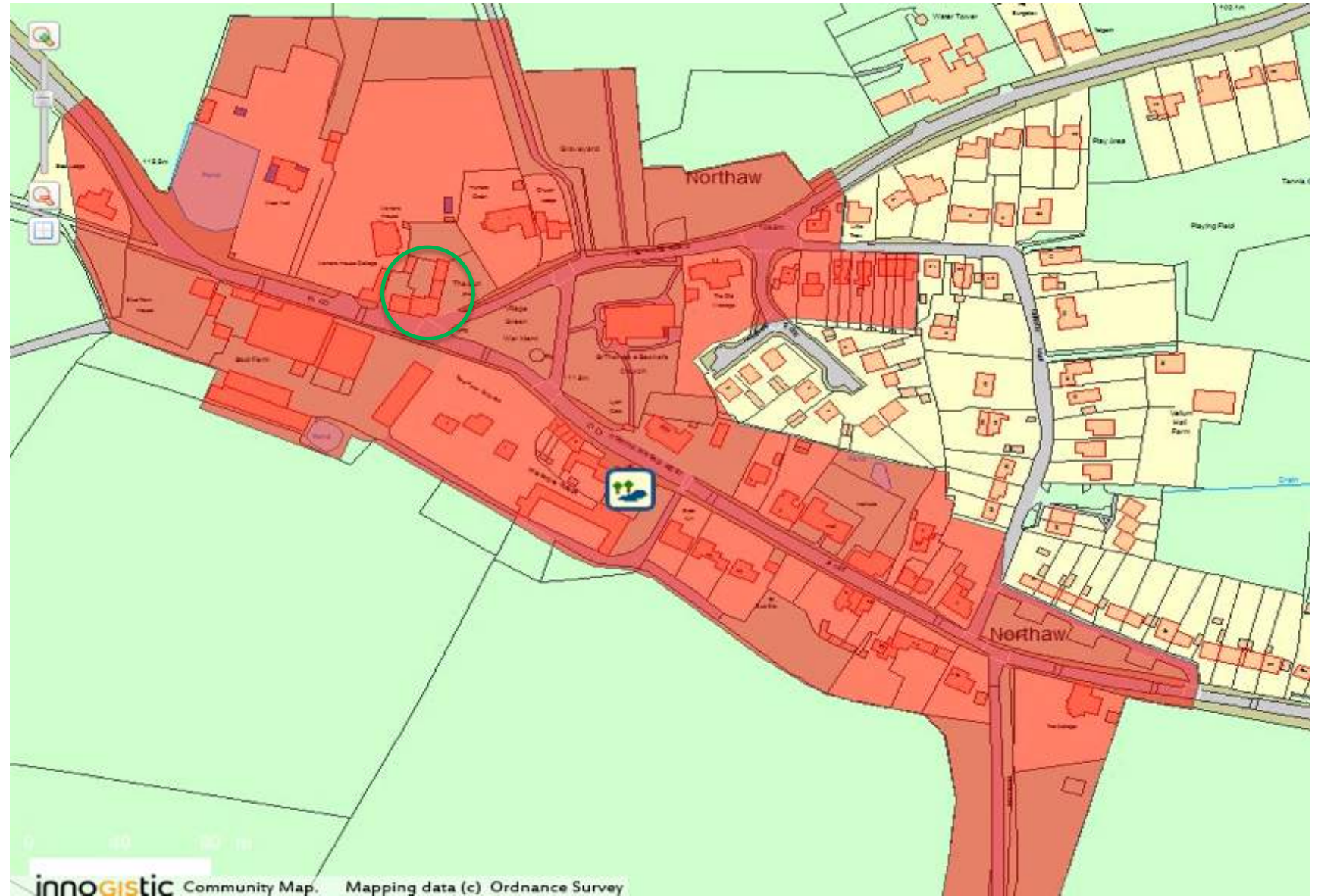
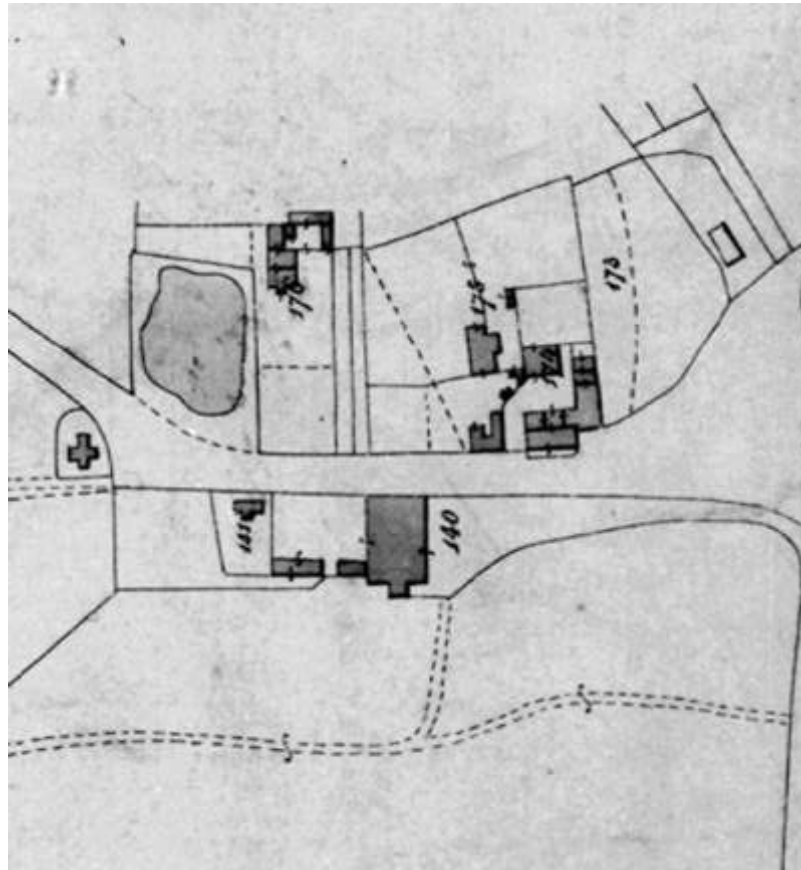


Fig 1 Conservation area boundary

Access by train to London saw the population leap from 694 to 2300 prior to the Second World War. Until recent years the development in Northaw has been practically static. Northaw village has had much new and redevelopment of housing. A careful blending has assured that much of its old-world charm remains.

4. Map regression



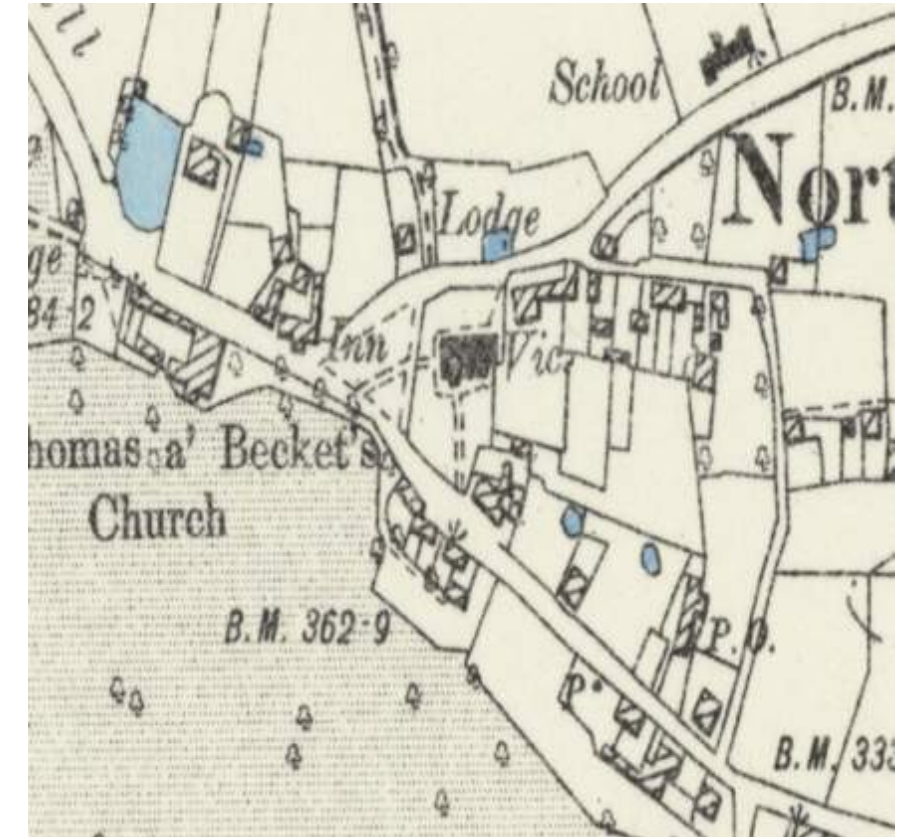
Tithe Map 1849

The Tithe map of 1849 earliest map publicly available.



OS extract 1866

The OS map extract 1st edition of 1866 again shows the layout of the public house



OS extract 1896

5. Statement of Significance and Heritage Planning Policy

Context

Understanding significance is a key principle for managing change to heritage assets, and is embedded within current government policy in the NPPF (National Planning Policy Framework, 2012). A key objective in the NPPF is ‘the desirability of sustaining and enhancing the significance of heritage assets’ (NPPF para.126). The NPPF advises that the more significant the heritage asset the greater weight should be given its conservation (policy 132). English Heritage issued Conservation Principles in 2008 to explain the importance of understanding what is significant before making changes to a historic building. English Heritage set out four main aspects of significance: evidential (or archaeological), historical, aesthetic and communal. Measuring significance is not an exact science; it relies on a combination of comparative analysis, an understanding of the building’s development and architectural history and the setting. Assessments depend on using judgment in relation to the quality of the original design and fabric and the level of alteration. There are four main categories of significance that can be measured:

Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* Listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.

High – a designated asset important at a national level, including Grade II listed buildings and locally designated conservation areas. The NPPF advises that substantial harm should be exceptional.

Medium – an undesignated asset important at local to regional level, including buildings on a Local List (non-statutory) or those that make a positive contribution to a conservation area. May also include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low – structure or feature of very limited heritage value and not defined as a heritage asset. Includes buildings that do not contribute positively to a conservation area and also later additions to listed buildings of much less value.

Negative – structure or feature that harms the value of heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

Historical Phasing and significance

Unit one

Is the oldest part of the public house and dates from around 1700 and is timber frame with brick infill with external weather boarding and vernacular in character. Unit one probably originated as a small roadside single story barn or stabling. Its roadside position leads me to this assumption although no evidence exists to actual origins.

Historically the establishment of public houses or rather where weary travellers or workman gathered to both water their horses and themselves were often roadside barns with a home made beer or cider provided for by a farming family. Once established, the location would become a gathering point and a specific point of sales in which refreshment was given. With the popularity of public houses and in particular the advancement of transportation to more rural area and the likely expansion of Northaw as a result a second phase of the pub was established in the mid 19th century.

Unit one is a plain yet interesting structure that has seen much modernisation and improvement.

Internally, the property is for the most part plain with extensive areas of modern gypsum plaster and some lath and plaster of differing quality over original timber frame fabric together with extensive areas of modern 20th century stud partitions. The ground floor of unit 1 is divided into three key spaces. Firstly a small garage unit, Plain. Secondly toilet provision with dividing walls of breeze block construction and thirdly a former kitchen area. A fire place with chimney breasts, (later addition) has been added and partially removed to both floors to and is structurally unsound and its total removal is recommended. The ground floor accommodates existing toilet units of modern construction and no significance The upper floor or loft space (accessed via a modern staircase and formed hatch) is made up of two units separated by modern stud partition. Room one is plain with fireplace remains (no breast) with later dormer inserted. The other space is open to the roof with no flooring. has been totally modernised

with a range of timber stud partitions inserted and there are no elements, fixtures or fittings of significance or merit. The roof structure is surprisingly plain with reclaimed timbers rafters and no historic roof trusses or purlins.

On the ground floor a main original floor joist exists and this should be retained.

Externally, unit 1 is again architecturally plain and is at 1.5 storeys with hipped side roof with red pan tile roof covering, a later dormer window has been inserted. The ground floor is closed to the roadside with a side opening/garage doors and loft access above. To the rear (courtyard) unit 1 has double doors, and two single windows of sliding sash style and are clearly not original simple timber casements as to be expected. The weatherboarding is in parts in poor condition, with extensive areas of replacement boarding clearly noticeable. Rainwater goods are replacement upvc.

Significance of Unit 1

- All principal elevations where original timber frame with brick infill exists is of **high significance**.
- Limited significance to roof timbers.
- Roof covering, not original but replacement if required like for like, **medium significance**
- All internal walls are modern timber stud and of **low significance**, apart from the central herringbone timber frame wall which is of **high significance**.
- Insitu but altered chimney breasts (remnants) have been severely altered and are of **low significance**.
- Staircase, within link structure **Low significance**
- Floor joists where existing, probably original and of **high significance**.
- External weatherboarding in varying degrees of condition, **medium/low significance**
- Internal doors and ironmongery where evident **medium/low significance**
- External ground floor windows, not original fabric, **medium significance**.



Unit 1 chimney breast remains



Unit 1 timber framing



Modern staircase to link structure



Modern sawn timber to ceiling of unit 1



Formed roof hatch of 20th century



Distressed timber rafters to roof of unit 1



Original floor joist above suspended ceiling.



Blockwork walls to toilets



Modern ceiling rafters



External to unit 1



Unit 2

Unit 2 forms the largest part of the building and dates from the early to mid 19th century and similar to unit 1 has seen a number of modernisations and improvements.

Unit 2 is predominately constructed in brick in a Flemish bond arrangement with later brick patching. At two storeys, Unit 2 is arranged with the main bar and seating areas to the ground floor with additional rooms (owners accommodation) above. The roof is pitched with Rosemary red terracotta roof tiles with ornate finials to gables and ridge. A number of small pitched dormers exist on the Judges Hill elevation. The front facing elevation (judges Hill) has been improved with 20th century additions to the main entrance porch, and main door frame and extended window seating area with a flat roof. The village green return and elevation is fairly plain. Windows are timber sash and likely

original and should be retained/repared where required. The building is painted white with extensive area of render.

To the rear of the building (courtyard) the rear roof plane to Judges Hill elevation incorporates a cat slide roof down to first floor and this space acts as main rear entrance together with a link between the main unit 2 and through to unit 1, with dormer to first floor. The link space is predominately providing access to the main bar area, toilets and to all floors in unit 1. An existing chimney breast exists which is in part rebuilt using breeze block. Modern stairs to upper floor of unit 1 and unit 2.

The ground floor to unit 2 is comprised of a small snug with original tiled fireplace, with large wrap around bar opening onto main seating area. A central fireplace with two flues at ground floor exists. There are few fittings or fixtures of any significance, flooring is stepped in various locations and wall panelling is 20th century addition. Timber sash window feature as significant elements.

Moving through to the existing dining room, another double chimney breast exists, fireplace surround exists on dining room side only, plain room with feature dividing wall in exposed brick, with timber open window frame inset into the dividing wall. Brick floor, reclaimed but in very good condition. Moving to additional dining room, again fairly plain with timber panelling to waist height and brick floor and exposed brick partition.

The upper floors to Unit 2 feature a number of large spaces all interconnected. Some room spaces have been portioned using timber stud walls to create smaller spaces and their enlargement back to larger spaces is encouraged. The upper rooms have little ornament and features are limited to a number of feature fireplaces (retention advised). There are a few examples of original panels doors and small amounts of archi traving. Considerable ceiling deflection is noticeable and the flooring is in various states of condition and material. The roof structure to unit 2 was inspected and is original and consists of 4 bays, simple rafter and ridge trusses, with upper collar tie and lower tie beam and through purlins with modern 20th century support bracings. Windows throughout unit 2 on principal elevations are in good condition.

Unit 2 courtyard elevation appears to have undergone substantial rebuilding and refaced in blockwork.

Significance of Unit 2

- All timber windows to Judges Hill/Village green elevations are original and of high significance. **High**
- All chimney opening and where highlighted some original fireplaces insets particularly, snug, dining room to ground floor and upper floors. **High**
- Timber frame roof structure (**High**)
- Main bar area to include, the bar, timber panelling and central fireplaces insets, moderate to **low significance**.
- The link structure fireplace and chimney above **Low significance**
- Exposed brick dividing wall to dining room, **high**
- Upper floor partitions, **Low/negative**
- Upper floor toilet/bathroom, **low/negative significance**



Dual fireplace to unit 2 bar area



Fireplace and brick floor to dining room unit 2



Chimney breast to link structure



Unit 2 bar area general views



Dividing wall in dining room unit 2





Upper floor to unit 2 general views



Note the blockwork elevation to courtyard of unit 2



Unit 3

Unit 3 forms the latest phase of the building, is single storey, timber framed and dates from the late 20th early 21st century. The building has no historic fabric of note, and its simple design works well against the more ornate unit 2. Unit 3 is clearly subordinate.

The significance of Unit 3

Overall **medium/Low** significance



Unit 3



External areas.

From the rear, all the identified units look on to a central courtyard area which comprises of poorly paved space with a grouping of modern timber sheds, limited seating and a small

brick built toilet unit with smoking shelter – There are of no significance.

Beyond the courtyard is garden area laid to lawn and is plain and unappealing. The garden area leads to car parking area.



External courtyard areas.

Overall significance of the Sun Inn.

The property dates from the early 18th century, with wide scale extensions and improvements taking place on almost a continuing basis particularly, 19th and 20th century.

Despite the buildings phases of modernisation, there is a clear and distinct recognition between the differing phases of development and appropriate development should ensure that this distinct quality continues.

The significance of the building is its historical phasing. The internal character of the building is overall plain with only limited original fabric identified, principally, roof structures where identified, timber framing, timber sash window and fireplaces where existing. For the most part, the building is plain with an accumulation of modern day improvements which has altered, changed, removed and diluted any historic fabric.

The building has a high significance for its likely origins and existing historical phasing only and warrants its listing at grade II.

The building has potential to be sympathetically refurbished to become a key feature and building within its village setting and conservation area.

HERITAGE IMPACT ASSESSMENT

Heritage Impact Assessment

1. Scope and method of assessment.

1.1 This impact assessment relies on the understanding of the property identified that is the Sun Inn at Northaw a grade II listed building and the Northaw Conservation Area (heritage Assets) and a brief understanding of the heritage asset; its significance has been discussed in the heritage statement. This impact assessment is a judgment on the proposal to further improve living arrangement within the building; to discuss the impact of the new proposals upon the character of the heritage asset, its overall design philosophy, and to provide a professional judgment on its acceptance and possible contribution to the character of the conservation area.

1.2 In assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on a number of key guiding documents where applicable, such as English Heritage Conservation Principles, 2008 and Historic England Guidance, Historic Environment good practice advice in planning Note 3, The Setting of Heritage Assets, March 2015 where required. However, given the scope of the works, it is my professional opinion that the works proposed will not result in a detailed assessment on the setting of the heritage asset, being required.

I have also considered the impact of the proposal upon the heritage asset by relating directly to the National Planning Policy Framework (NPPF) and Welwyn Hatfield Council Planning policies.

1.3 In determining applications affecting Listed Buildings and Conservation Areas, local authorities have to have regard of the 1990 Planning (Listed Buildings and Conservation Areas) Act. Policies in the NPPF reinforce the 1990 Planning Act, but use slightly different words and emphasise balancing use, viability and conservation: ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’ (paragraph 131); The local authority should ‘identify and assess the particular significance of heritage assets’, and ‘take account of available evidence and necessary expertise’.

1.4 This report provides an appropriate level of significance

assessment for this case, when ‘considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal’ (paragraph 129). The NPPF advises that when considering the impact of a proposal ‘great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be’ (paragraph 132). More weight is therefore given to assets of national importance such as listed buildings, than to local heritage, and more weight should be given to features and elements of high significance than those of lower importance.

1.5 Proposals may enhance, have a neutral impact or cause harm to a heritage asset. The level of harm may be slight, ‘less than substantial harm’ or substantial. The NPPF states that substantial harm to listed buildings (such as demolition or loss) should be exceptional, and it has to be very robustly justified (paragraph 133). Where ‘less than substantial’ harm is likely to be caused, the harm has to be balanced against the public benefits (paragraph 134). This level of harm can include removal or covering over of features

2. Description of Proposed Development and its Impact.

2.1 This report is to be read in conjunction with plans submitted by Clear Architects, which proposes alterations to The Sun Inn to enable improved arrangements. However, works are considered to be self contained and outside the scope to impact on the setting of a heritage asset and therefore a detailed views analysis of the setting of the conservation area or the listed building is not required.

2.2 Externally

The proposed external interventions have been arranged to increase access in and around the building and to benefit from a more open plan environment together with external rear single storey connected extensions to the ground floor providing for an enlarged dining space, kitchen space and removal of 20th and 21st century additions to improve the quality and experience of the building.

2.3 Internally

The proposed internal interventions flow directly as a result of the external works and consist of a number of changes. The existing internal floor spaces will for the most part remain unchanged. However, some elements of fabric (internal walls/ceilings/roof) will be removed and these areas are highlighted on the plans. In order to achieve an improved arrangement, it will be necessary to remove some portions of internal walls/floor/ceilings and to re-order existing room functions. Generally works proposed are removing later 20th and 21st century additions and a minimum intervention or change to original fabric

The proposed interventions are as follows;

Description of proposed development	Significance level	Reason and justification for development	Level of impact/harm	Mitigation
THIS DOCUMENT IS TO BE READ IN CONJUNCTION TO THE ACCOMPANYING PLANS AND DESIGN AND ACCESS STATEMENT				
<p>Unit 1 For the most part there will be minimal amount of existing historic fabric removed or altered. It is anticipated some elements will be refurbished and repaired in particular the timber frame. Which forms the highest significance</p>	High	The existing timber frame structure is mostly hidden beneath modern plaster. Evidence exists to localised areas of woodworm and this should be treated accordingly.	Whilst any resulting impact could be considered harmful, the intervention is required to avoid substantial or wholesale loss of historic fabric. The impact will be medium/Low	A full photographic survey will be recorded for any areas of timber frame exposed and repaired.
Ground floor single storey kitchen extension	High/medium	A single storey extension is proposed to the courtyard elevation of unit 1. The extension will utilise and build off the existing double doors. The extension will be frame construction and weather boarded to match. Some historic fabric will be impacted. However, I am satisfied that this will be minimal	In order for the viable future of the building an enlarged kitchen space space is required. Low impact	The proposed extension will be constructed in a sympathetic manner using complimentary materials and the extension would be of a size not to dominate and be subservient to the host building. Removal of original fabric is minimal and will involve small additions of new wall.
Removal of existing chimney breasts	Medium/low	As noted in the statement of significance, the breasts have mostly been removed with only remnants of the flues exists. The structure is now in need of removal.	The structural stability of the chimney breasts is in question and should be removed without delay. Low impact	n/a
Removal of existing timber stud partitions to 1 st floor Removal of staircase to link structure giving access to 1 st floor of unit 1	Low	The partitions and staircase are modern 21 st century	Positive – removal of 20 th century additions	n/a
Removal and relocation of staircase to ground floor giving access to upper floor	Low	The existing staircase is modern, 20 th century. The new opening will result in the loss of floor/ceiling rafters, however, the rafters are modern	Low impact	n/a
<p>Unit 2 Single storey extension to rear elevation facing courtyard.</p>	High/Medium	<ul style="list-style-type: none"> The proposed extension will form the largest intervention within the proposed development and consist of single story extension built from the rear elevation which has been refaced in blockwork. Some original fabric will be lost. However, this has been kept to a minimum. The proposed extension will link to the new proposed kitchen extension and therefore keeping loss of fabric to the absolute minimum. The existing rear access or link structure will remain with minor alterations to the existing openings. The resulting works will work to create a small open space distinguishing the original fabric of unit 2 to the proposed new extension. 	The proposed extension doesn't involve the removal of any original fabric and the proposal will build off a refaced wall. The proposal will be single storey using sympathetic materials therefore the impact will be Low impact.	The proposed extension will be constructed in a sympathetic manner using complimentary materials and the extension would be of a size not to dominate and be subservient to the host building.

Replacement of existing front porch with similar style porch	Low	Works involved will result in the replacement of later structures	Positive Impact , removal of 20 th century additions	n/a
Reinstatement of double flue fireplace to main bar area.	Medium	Providing a welcome central feature to the main public area	Positive Impact	n/a
Upper floor to unit 2 Removal of modern staircase and corridor (see unit 1)	Medium/Low	Removal of 20 th century additions is welcome and will work to create increased seating areas. No loss of original fabric identified.	Positive Impact	n/a
Removal of upper floor toilet/bathroom and space opened up to create function room	negative	A 21 st century addition located within an inappropriate area will be removed. No original or historic fabric will be involved.	Positive Impact	n/a
Unit 3 Addition of partition to create function room	neutral	Insertion of partition.	Neutral	n/a
External Areas Remodelling of existing 20 th century toilet block	Low/negative	Works involved will result in improved W.C facilities and will be a public benefit.	Positive impact	n/a

3. Assessment of proposed development against Heritage Planning Policy Criteria; Nationally and Locally

3.1 The heritage impact assessment set out above has identified that overall no harm will result in the proposed works to the Sun Inn at Northaw, a listed building nor to neighbouring properties and that the works proposed will improve the appearance and character of the property.

Nationally, and in accordance with the principles in paragraph 132 of the NPPF, this might be classified as either 'substantial' or 'less than substantial' harm. Although no definition is provided as to what constitutes 'substantial' in such circumstances, the Planning Practice Guidance: Conserving and Enhancing the Historic Environment states that 'in general terms substantial harm is a high test, so it may not arise in many cases'.

3.2 Paragraph 134 of the NPPF states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum use'.

3.3 The benefits offered by the proposed scheme area as follows:

- The proposal will enable the owners of this important building to rehabilitate the building and provide the public benefits that will accrue from the building once again becoming a public house of focus..
- The property is currently derelict and vacant and the proposal will maintain and enhance its character to a high standard. The works proposed will help reveal and enhance lost historical aspects such as timber framing and bring a sense of homogeneity to the layout of the property which currently is lacking and improve its appearance, and balance and thereby improve and enhance the character of the conservation area.
- Continued investment into this area of Northaw whilst ensuring the intrinsic character of the building and the conservation area is enhanced.
- The improvements to the building will also add to the setting and character of neighbouring buildings and the will provide a positive enhancement to the conservation area and wider heritage asset.

4. Local Planning Policy

4.1 Locally, Welwyn Hatfield, Local Plan (2005) policies for the Historic Environment paras 5.56-5.63 outlines planning policy considerations for the determination of planning applications involving change to conservation areas and listed buildings.

4.2 The proposal as submitted and to which this report relates has outlined that the proposals are seeking to preserve the integrity of the conservation area by reinforcing the architectural merit of the listed building and the proposed refurbishment of the public house will reinforce the established positive characteristics and distinctiveness of the area. The proposed works will not result in a dominant form of development or introduce design deemed to be incongruous. The works will create architectural unity to the spaces within the building and provide for an enhancement to both the character of the listed building and the Conservation Area.

5. Conclusions

5.1 This report has considered the heritage implications of works proposed to The Sun Inn. The current owners see the site as an opportunity to boost the potential of the site yet retaining, refurbishing and improving the building and the environment. The principle of retaining and refurbishing the Sun public house is to be commended in an increasingly difficult market for rural pubs. Viability of such projects often 'make or break' such projects, leading to the loss of essential services and community. Given the wide ranging public interest of retaining a vital rural facility, a degree of flexibility should be afforded.

5.2 The works proposed are heritage led, with a full commitment to a thorough understanding of the heritage asset and its context. The significance of the building has been assessed and design responses made based on a minimal intervention approach to original and historic fabric. New build structures have been arranged to provide the minimum amount of space required, and their appearance to work with the prevailing materials. The proposals are single storey and therefore will not compete with the architectural styling of the host building and its component elements.

5.3 Government policy set out in the National Planning Policy Framework requires that proposed changes to the historic environment are based on a clear understanding of significance of any heritage asset and their setting that are affected, providing information so that the likely impact of proposals can be assessed. The heritage assessment provided in this report is carried out in accordance with the historic environment policies in the NPPF and local planning policy, and is intended to aid the assessment of the planning application. I have outlined the historical development of the house, its character and appearance, and that of the conservation area. I have outlined the scope of the works/interventions and commented on the likely impact upon the heritage asset and any mitigating factors

5.4 The crucial test contained within the NPPF is whether the harm to heritage asset is outweighed by the benefits of the proposal. There are now strong positive social and economic reasons to support such a scheme through improvements to the building. My conclusions have found that the proposed works will result in a **positive enhancement** to the heritage asset by the regeneration of a derelict empty building, providing architectural unity, safeguarding historic fabric and to generally make an improvement to the street scene and townscape of the conservation area.

5.5 I believe the proposals strike a balance between the special architectural and historic interest of the building, the relationship and distinctiveness of neighbouring properties and that the proposals as set out will **not present any detrimental impact or harm upon the heritage assets.**

Jason Alexander Kennedy, BSc, DipTP, MA, MRTPI, IHBC
Director

Townscape: Chartered Town Planning & Heritage
Consultant Ltd.

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