



HISTORIC BUILDINGS & PLACES

Wales – End of Year Report for Cadw Funding

Reporting Period: 1 April 2021 – 31 March 2022

Target 1 – To contribute to the management of change to listed buildings by offering advice to secular and ecclesiastical decision-makers in line with the Society’s statutory role. Include details of how progress has been affected by the Covid-19 epidemic.

We provided substantial responses to:

- 48 listed building/ planning applications and 2 pre-planning applications
- 16 applications under the Ecclesiastical Exemption Order

Application types:

- 43 related to Grade II buildings
- 13 related to Grade II* buildings
- 3 related to Grade I buildings
- 6 related to unlisted buildings and conservation areas

Responses were sent to the following consent authorities:

- 10 to Conwy
- 7 to Gwynedd
- 4 each to Flintshire, Wrexham, Rhondda Cynon Taf, and St Asaph DAC
- 3 each to Carmarthenshire, Ceredigion, Monmouthshire, Swansea, Llandaff DAC, Monmouth DAC, Wales & Herefordshire HCC
- 2 each to Merthyr Tydfil, Powys, Vale of Glamorgan, and St David’s DAC
- 1 each to St Asaph DAC, Blaenau Gwent, Brecon Beacon NP, and Pembrokeshire

The majority of the responses related to applications for the refurbishment/ alteration/ extension of a listed ecclesiastical, residential or commercial building. There was also a large proportion of cases for the conversion of all or part of a former agricultural building (both listed, and curtilage listed) or former religious building to a residential or holiday let use.

We only provided a small number of outright objections where the proposal would have had an unacceptable impact on the significance of the listed building. For the most part, we have provided constructive feedback, identifying concerns and design issues that required further clarification or amended plans in order to make the proposal acceptable, in terms of the heritage impacts.

We also provided two letters of support for proposals that would bring listed buildings back into a sustainable use. This included the refurbishment of the Palace Theatre in Swansea and its conversion into a new community and start up hub, which will allow the building to be removed from Swansea’s ‘building at risk’ register.

We were disappointed to see 3 applications for complete demolition of a heritage asset. In Rhondda Cynon Taf, the Council proposed the demolition of the entire Grade II listed C18 Castle Inn Bridge in Treforest, including its supports, to reduce localised flooding. A replacement bridge is not currently part of the proposal. We objected as the supporting documentation did not accurately reflect the historic role and significance of the bridge, nor did it identify if any flood mitigation strategies had been considered as an alternative to demolishing the bridge.

Another application for full demolition related to the Dymock Arms, in Penley near Wrexham. The Grade II pub was damaged in a fire and then left open to the elements, which caused further decay. While the 1920s extension was mainly lost in the fire, we objected as the structural survey suggested the frame of the original C16 building was still in reasonable condition. The application did not consider its reuse or adaptation within the proposed replacement residential development and therefore not justified its demolition. The application is still pending.

We also raised concerns with an application for complete demolition of the Grade II listed Former Tredegar Company Shop by Blaenau Gwent CBC Council. The building was constructed in 1811 with the establishment of the iron works and is thought to be the oldest surviving building within the original planned town of Tredegar. It was the focus of the Tredegar Riots in 1816. The building suffered fire damage and the Council were forced to undertake emergency works to secure the building. They now own the site. A structural survey has shown the building is in a poor state and the council sought to demolish it. Whilst acknowledging the council's efforts to secure the site, we objected as the supporting documentation downplayed the historic social significance of the building, nor did it consider reuse of the building, and its incorporation into a redevelopment scheme. The application is with Welsh Ministers for determination.

We also objected to the demolition of two non-designated heritage assets, including an Art Deco House in Rhos-on-Sea that was marred by misinformation relating to its origins, but had considerable community support. Conwy Council has since approved the application.

Generally our consultee role has not been greatly affected by Covid, as much of it is conducted online and caseworkers were able to continue working from home, though site visits have not been carried out in the last 12 months. We have, however, had some issues with staffing levels with caseworkers needing to take time off with illness.

Target 2 - To Promote public understanding and enjoyment of heritage. Include details of how progress has been affected by the Covid-19 epidemic.

Approximately 300 of our 2300 members are based in Wales. The AMS/ HB&P would normally run several lectures and in person tours throughout the year. Unfortunately due to covid, we were unable to run any tours and in person events in Wales during the reporting year.

We did, however, run a number of online events, including two casework reviews where our caseworker provided an overview of a range of both secular and ecclesiastical Welsh cases.

As outlined below, we have several physical and online publications to promote our work and to promote the enjoyment and understanding of heritage. We have also started engaging with our members via new Twitter and Instagram accounts and a monthly e-newsletter.

What activities have you undertaken to realise your aims and objectives during the financial year?

Rebranding of the AMS as Historic Buildings & Places

In October 2021, the Ancient Monuments Society adopted Historic Buildings & Places as its new working name. When the AMS was founded in 1924, it had the most relevant and up-to-date name for our organisation in trying to defend the historic environment. The name Historic Buildings & Places better reflects the Society's current focus on sustaining, defending and promoting historic buildings and places of all types and ages for the benefit of all.

Considerable work was undertaken to contact all local and ecclesiastical consent authorities to advise them of the change and remind them of their consultation requirements. A new website with case studies has been created to improve communications and access to our online resources. <https://hbap.org.uk/>

Joint Consultation Hub

AMS/ HB&P joined the Joint Committee of National Amenity Societies (JCNAS) consultation hub. This provides a single point for all consent authorities to send and register LBC and other relevant consultations and are received by all the NAS and streamlines the consultation process for local planning authorities and makes it easier for them to fulfil their consultation requirements.

Our responses to relevant applications are now publicly accessible as they are published on the consultation hub and can be viewed by anyone. This greatly improves transparency and access to our advice.

Events

AMS/ HB&P normally run several lectures and tours throughout the year. Unfortunately due to covid, we were unable to run any tours in Wales in the reporting year.

We did, however, run a number of online events, including two casework review events where our caseworker provided an overview of a range of both secular and ecclesiastical Welsh cases.

Publications

We release our annual journal - 'Transactions of the Ancient Monuments Society' with each Volume dedicated to publishing academic research promoting the study of architectural history and conservation. The journal will be rebranded in 2022 to reflect the new working name of the Society, though will remain an academic focused publication.

We also publish a quarterly magazine 'Heritage Now', which features casework and articles relating to Wales and our other work, as well as book reviews and case studies. Copies of our magazine can be provided.

Social media

With the new working name, we established a new twitter and Instagram account, and also a monthly e-newsletter to members to keep them up to date with our casework and events on a more regular basis.

Twitter has allowed us to engage more with the public on cases that we have responded to. We also regularly 'retweet' news stories across the country to highlight the work of individual historic buildings trusts or groups involved in restoring heritage buildings and sites.

Collaboration

The Wales Heritage Group (formed of the NAS and other heritage organisations) has not meet since March 2020. Now chaired by the CBA, the group finally met again online in February 2022 to discuss current policy and heritage issues, including the pending revisions to the Historic Environment Bill.

England – End of Year Report for Historic England Funding

Reporting Period: 1 April 2021 – 31 March 2022

On 1 October 2021, the Ancient Monuments Society adopted Historic Buildings & Places (HB&P) as its new working name, which better reflects the Society's current focus on sustaining, defending and promoting historic buildings and places of all types and ages. It remains one of the National Amenity Societies, as per the 'Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021'.

Key Statistics for England: Reporting period 1 April 2021 – 31 March 2022

- Provided a total of 372 substantial responses in England:
 - 302 substantial responses to policy, listed building, planning & pre-app applications
 - 55 substantial responses under the Ecclesiastical Exemption Order
 - 22 responses to listing and delisting consultations
- 25 related to Grade I assets
- 45 related to Grade II* assets
- 235 related to Grade II assets
- 66 related to NDHA/ locally listed assets/conservation areas
- 6 related to Scheduled Monuments.

Consultations by Region:

East Midlands	26	South East	46
East of England	45	South West	67
London	20	West Midlands	53
North East	20	Yorkshire	45
North West	51		

The most responses were for the following consent authorities:

Cornwall (14), York (8), East Hertfordshire (7), Herefordshire (7), Kirklees (7), North Somerset (7), Methodist Church (6), Baptist LBAC (5), Birmingham (5), Carlisle (5), North Warwickshire (5), Sheffield (5), South Somerset (5), Southern RC HCC (5), Staffordshire Moorlands (5), Bristol (4), Fenland (4), Hambleton (4), Harrogate (4), Leeds (4), Lancaster (4), Warwick (4), Rotherham (4), Nottingham (4), Wigan (4).

Applications for full demolition of a listed building (not including curtilage buildings):

- Gd II Storm Tower, Bude, Cornwall, to be relocated due to cliff erosion.
- Gd II houses, Huddersfield, due to road widening.
- Gd II Copyhold Barn, Woolhampton, Berks. Due to partial collapse.
- Gd II Church of St Peter & Paul, Birch, Colchester, (Pre-app) due to redundancy and poor condition following extensive marketing. HB&P/ AMS has been closely involved in this case for over 20 years.
- Gd II Barn at Dunton Hall, Cudworth, Warwickshire, due to construction of HS2 (two applications – amended scheme).
- Gd II Jolly Sailor Inn, Ogwell, Devon, due to fire damage.
- Gd II Market Hotel in Hartlepool, due to dereliction and structural survey demonstrating it was unviable to restore.
- Gd II Gate Pier in Poole, due to redevelopment of the site.
- Gd II house in Bishops Cannings, Wilts. due to fire damage.
- Gd II barn in Long Credon, Bucks., due to structural concerns with the foundations.

HB&P CASEWORK CASE STUDIES (England) 2021 - 2022

EAST OF ENGLAND

Church of St Peter and St Paul, School Hill, Birch, Colchester, CO2 0LZ



Image by Archant

Local Authority: St Edmundsbury & Ipswich DAC and Colchester Borough Council

Application Ref: Pre-application consultation.

Designation: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1238545>

Age of asset: 1850

Proposal: Proposed demolition of listed church building.

Risk: Harm to the significance of a heritage asset.

Case Summary: HB&P/ AMS has been heavily involved in this case for almost 30 years since the church first became redundant and have been part of efforts to save the building and find a new viable use. When the Diocese of Chelmsford said it couldn't find a suitable alternative use, and proposed demolition, the then AMS, along with charity North Essex Heritage, the Victorian Society, and English Heritage, campaigned to save the church and supported plans by a local who offered to buy it in 2013. Unfortunately this has been a slow process and over that time the church has fallen into an extremely poor state of repair and is now structurally unsound. Colchester Borough Council granted planning permission and listed building consent for a residential conversion in 2020. However, further detailed structural surveys and increased costings mean the proposal is no longer viable and the applicant has pulled out of the project.

The pre-application consultation is again for demolition. Given the issues with costs, marketing, viability and structural stability of the tower, our focus has now shifted from objecting to demolition to seeking the careful salvage of the reredos by S.S.Teulon, the East Window by Mary Lowndes and the

memorial to Lt Oliver Simpson Bridges, as well as the careful dismantling of the church to allow the reuse of the materials, fixtures and fittings.

LA Conservation Officer advice: N/A

Historic England advice: N/A.

Planning Decision: N/A

New garden town, Land North of the A414 at Harlow, near Hunsdon, Gilston and Eastwick, Hertfordshire



Image by MICA (Planning application)

Local Authority: East Hertfordshire Borough Council

Application Ref: 3/19/2124/OUT and 3/19/1045/OUT (Several amendments to applications)

Designation: Various, including the Grade I Hunsdon House and St Dunstan's Church.

Age of asset: C14 Church, C15 Hunsdon House

<https://historicengland.org.uk/listing/the-list/list-entry/1347687>

<https://historicengland.org.uk/listing/the-list/list-entry/1101973>

Proposal: Outline planning for 7 villages including demolition of existing buildings and erection of a residential led mixed use development comprising up to 10,000 houses.

Risk: Harm to the significance of heritage assets; Harm to setting of heritage assets/ SAM.

Case Summary: The site is situated in a complex heritage context, with many Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, and Conservation Areas within the site or nearby. We objected to this application for 7 new 'garden villages' to the north of Harlow due to the scale and extent of low-density suburban development that would drastically encroach on the setting of, and disconnect, a number of historic buildings, landscapes and scheduled monuments, particularly the grade II Brick Farm and the grade I Hunsdon House and St Dunstan's Church, and extend across land that was part of Henry VIII's former royal hunting park, formally protected by the Green Belt.

We acknowledged the area had been designated for a new 'garden town' in the Local Plan, we recommended an alternative scheme was needed based on the principles of landscape and heritage conservation and of compact sustainable development. Rather than providing detached, low density housing that would spread across the green belt and historic landscapes, the new garden town should comprise for a number of more compact, walkable, distinct and characterful villages set within a greenbelt landscape setting and would achieve the same quantity of residential development as the application proposals.

Amendments have provided larger setbacks around certain heritage assets, such as the Eastwick Moated Site, but in general, the footprint of the new town across the green belt remains. We understand HE are still working with the applicant on amended plans.

LA Conservation Officer advice: 'We conclude that this heritage impact has been accepted by the approval of the GA1 site allocation policy.'

Historic England advice: 'We consider that the proposal as it stands would cause a high level of less than substantial harm to the significance of Hunsdon Brook Fishponds, Eastwick Moated Site, Hunsdon House and the Church of St Dunstan through development

within their setting and unknown harm to the archaeological importance of the Hunsdon Brook fishponds.’

Planning Decision: Pending

EAST MIDLANDS

Canning Chambers, 1A Canning Circus, Nottingham, NG7 3NE



Image by M Garret

Local Authority: Nottingham City Council

Application Ref: 21/02469/PFUL3

Designations: Unlisted building adjacent to the grade II listed General Cemetery and the Grade II listed Canning Terrace (Including Cemetery Gateway and 1 to 15 Canning Circus). Within the Canning Circus Conservation Area.

<https://historicengland.org.uk/listing/the-list/list-entry/1246301>

Age of assets: The cemetery and Canning Terrace were established in the 1830s.

Proposal: Five storey attached building to accommodate 4 three bedroom HMOs.

Risk: Harm to setting of designated heritage assets; harm to the conservation area.

Case Summary: The site contains a two storey building that will be demolished to make way for a five storey building to the rear of Canning Chambers. Historic England has identified the Canning Circus Conservation Area as being ‘At Risk’ and in a ‘very bad’ condition that is ‘deteriorating’. Despite the location and adjoining heritage assets, no heritage assessment was provided and the supporting documentation focused on other new taller developments nearby that are outside the conservation area. We were concerned that the height of the building was excessive and would dominate the much lower two storey Canning Terrace and intrude in vistas to the gateway tower. The design did not help integrate the building within the streetscape, nor did it seek to enhance or improve the character of the CA.

Amended plans were recently submitted that reduced the height of the building to that of Canning Chambers – being three storeys, though no additional information has been submitted to assess the impact of the development on the conservation area.

LA Conservation Officer advice: Not available online.

Historic England advice: N/A.

Planning Officer recommendation: Pending.

LONDON

Edgehill Manor, Highwood Hill, London, NW7 4HP



Image: Barnet Local Heritage List 2019

Local Authority: London Borough of Barnet

Application Ref: 21/0763/FUL

Designations: Locally Listed within a conservation area.

https://www.barnet.gov.uk/sites/default/files/section_2_hadley_common_to_northway.pdf (p180)

Age of assets: 1910

Proposal: Demolition of existing building and construction of a 12 bedroom house.

Risk: Complete loss of a local heritage asset.

Case Summary: Edgehill Manor is listed in Pevsner's Buildings of London as "... a large mansion in Free Classical of c.1910, four dentilled gables, Georgian sashes." And is described in the Local Heritage List (2019) as "An Edwardian residence built in a Palladian style, well screened from the road. Two storeys in stucco render, brick quoins, baroque roundel windows at gable eaves. Front entrance marble columned terrace. Four pitched gabled eaves with brackets."

We objected to its demolition and disagreed with the applicants claim that the building is of limited local interest. It is clear that Edgehill Manor has considerable aesthetic merit and architectural interest, even in its altered state (rear extensions), and its many design features and setting make an important contribution to the character of the conservation area.

Not only would its loss affect the conservation area, the 12 bedroom replacement building was of such a scale and poor design that it would also have a negative impact on the character of the conservation area. Our objection was noted in the Council report.

LA Conservation Officer advice: 'The proposed development is an oversized architectural pastiche, demonstrably deeper and has several features that are uncharacteristic within the Conservation Area... the council consider that the new building would not result in a high-quality replacement of a building which makes a positive contribution to the Conservation Area.'

Historic England advice: N/A.

Planning Decision: Refused, but the decision is now subject to an appeal.

Local Listed Building Consent Order – Solar Panels

Local Authority: Royal Borough of Kensington and Chelsea

Application Ref: Policy Consultation

Designations: Listed Grade II and II*. Excludes Grade I and ecclesiastical buildings.

<https://www.rbkc.gov.uk/committees/Meetings/tabid/73/ctl/ViewMeetingPublic/mid/669/Meeting/8723/Committee/1611/SelectedTab/Documents/Default.aspx>

Age of assets: Various.

Proposal: RBKC introduced a Local Listed Buildings Consent Order, so owners of Grade II and most Grade II* listed buildings no longer need to apply for individual consent to install solar panels. There are conditions about the positioning, materials and fixings that can be used, protecting the appearance and fabric of listed buildings, requiring a simple application to the Council.

Risk: Harm to the significance of a listed structure; harm to the setting of a listed structure; harm to character of a conservation area.

Case Summary: HB&P raised the following concerns:

- The impact of installing solar panels, in terms of strength and capacity of the roof structure to support additional weight, has not been considered as part of the assessment. This includes consideration of the provision of safe access that is usually needed for ongoing maintenance and cleaning of the panels, particularly on non-residential buildings.
- The conditions of consent should include a limitation so that solar panels are only permitted on a roof structure that has a dark roof covering (or is not visible from any location) to minimise the visual impact of the panels when viewed from other properties, which can be just as important as views from highways. Panels on, say a red tile roof, has a significantly greater visual impact than those on a dark slate roof.
- The inclusion of the phrase ‘as far as practicable’ in the conditions of consent is not appropriate for a Consent Order of this nature and should be omitted. The phrase allows too much ‘wiggle room’ and is open to interpretation.
- The Committee strongly advises that a review period of five years is too long and that, given the potential for significant unintentional physical and visual impacts of such an order, a review and assessment should be carried out after two years. This review timeframe should also be formally enshrined within the text of the Order.
- It is also unclear how this Order would affect the consultation requirements set out in the Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021.

LA Conservation Officer advice: ‘Officers are very familiar with the repertoire of listed buildings within the borough and the range of special interest that they present. We have brought that knowledge to bear on the Order in considering the desirability of preserving the buildings in accordance with our statutory duty. The borough is an unusual one in that it is a relatively small area, and the overwhelming majority of the listed buildings were constructed within a narrow time range, and share many characteristics.’

Historic England advice: The works proposed to be granted are inappropriate by virtue of the geographical area and type of listed buildings covered. Historic England considers that there can be no certainty that harm is likely to be minor and balanced by the public benefits of making greater use of renewable energy.

Planning Decision: A number of changes were made to address some of the issues we raised regarding maintenance and to remove some of the ‘as far as practical’ references. It will also be reviewed after 12 months. The document was adopted, under delegation.

SOUTH EAST

Land South and East of The Cathedral Church Of The Holy Spirit, Stag Hill, Guildford



Image by C Smith

Local Authority: Guildford Borough Council

Application Ref: 21/P/02333

Designations: Grade II*

<https://historicengland.org.uk/listing/the-list/list-entry/1377883>

Age of assets: Constructed 1936-65.

Proposal: Demolition of existing Cathedral Close dwellings and erection of 124 no. residential units.

Risk: Harm to the setting of a listed structure.

Case Summary: The Cathedral has enjoyed a rather isolated and prominent position on Stag Hill, surrounded by a verdant landscape that emphasises its monumental qualities. This is how the Cathedral is now appreciated in views across the Guildford skyline and is an important part of its character and historic setting.

The dense built form and design of the proposed development interrupts and intrudes into those important long distant views of the Cathedral and would therefore harm its prominence and setting. In addition, the height and density are not compatible with the surrounding low scale housing, further emphasising the dominant built form of the new residential buildings. Given this level of harm to an important II* heritage asset, we urged the applicant to reconsider the scale and density of the development proposed so that it would better maintain the vegetative setting and prominence of the Cathedral.

An additional heritage viewpoints analysis has recently been submitted, though there is much reliance on the new and additional landscaping to screen the development from view.

LA Conservation Officer advice: The Conservation Officer is yet to comment, but the SCC archaeology officer has no concerns.

Historic England advice: The proposed development in its current form would cause harm to the significance of the Cathedral by compromising an appreciation of its prominence on Stag Hill. In National Planning Policy Framework (NPPF) terms this harm would be less than substantial harm and at a mid-level within that range. We consider that there is scope for avoiding or minimising that harm, as required by paragraph 199 of the NPPF. We recommend that further changes are sought to the design, layout and scale of the buildings

Planning Decision: Pending.

SOUTH EAST

Aylesford Goods Shed, Mill Hall, Aylesford, Kent, ME20 7ET



Image from Historic Building Record

Local Authority: Tonbridge and Malling District Council

Case Ref: 1478976

Designation: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1275162>

Age of asset: 1856

Proposal: listing.

Risk: Loss of potential heritage asset.

Case Summary: Aylesford Goods Shed, now in separate ownership, represents an intact and good example of a goods shed at a semi-rural/ village location and has a high historic and group interest due to the historic relationship between the Goods Shed (built 1856), Aylesford Station (grade II, built 1856), the level-crossing keeper's cottage now listed as 5 Mill Hall (grade II, built 1855), and the Aylesford Signal Box (grade II, built 1921). The Historic Building Record for the Goods Shed indicates that the building has been well maintained and was rather intact at the time of the recording in 2017. It has its original arched cast iron windows and brick pilasters 'built to look like a classical column with a capital at the top and a raised plinth at the base'. It also notes that the roof construction is 'impressive'.

The building was previously approved for demolition (now lapsed) and is therefore likely to be subject to a further application for redevelopment of the adjacent depot site. Given the relative intactness of the goods shed, but mainly its group value with the other listed railway buildings at Aylesford Station, HB&P urged including the Aylesford Goods Shed on the National Heritage List for England. We were quoted in Historic England's report to DCMS.

LA Conservation Officer advice: N/A.

Historic England advice: Historic England recommended that the building be included on the Heritage List.

Decision: Building included on the Heritage List.

SOUTH WEST

St Lawrence Church, Market Place, Lechlade, Gloucestershire, GL7 3AB



Image by M Saunders

Local Authority: Gloucester DAC

Application Ref: 2021-064592

Designation: Grade I

<https://historicengland.org.uk/listing/the-list/list-entry/1155874>

Age of asset: C13 Foundation, mid/late C15 rebuild, early C16, restored 1882.

Proposal: Major reordering.

Risk: Harm to significance of a heritage asset; loss of historic building fabric.

Case Summary: St Lawrence was completely rebuilt in the 15th century with some later additions such as the North Porch dating from the 16th century. It was partially re-ordered in 1828 by Richard Pace, then in 1882 it was extensively re-ordered by Frederick Sandham Waller. This Victorian interior is now considered to be of very high significance as it provides the overwhelming character of the churches interior. The current proposals are very extensive and would remove the majority of the Waller scheme, effectively obliterating the Victorian phase of the churches history and returning at least parts of the building to how it would have been pre-1880. The basic bones of the interior of c1470 remain but virtually all of the Victorian pews, screen and choirstalls are earmarked for ejection, while the screen is to be moved into a new first floor space within the tower.

We agreed that the church would benefit from accessible toilets, improved kitchen facilities and some additional flexible space, but had very strong reservations over the way in which the parish are proposing to accommodate these requirements within the extremely significant interior of this Grade I listed church.

LA Conservation Officer advice: N/A.

Historic England advice: N/A.

Planning Decision: The DAC did not support the proposal and suggested a significantly more sensitive scheme is required for the project to move forward.

SOUTH WEST

Jolly Sailor Inn, Ogwell, Devon, TQ12 6AW



Local Authority: Teignbridge District Council

Application Ref: 21/02783/LBC

Designations: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1169995>

Age of asset: C16 or C17, C19.

Proposal: Demolition of listed building due to fire damage.

Risk: Harm to significance of a heritage asset; loss of historic building fabric.

Case Summary: The application proposed the demolition of the most historic section of this public house following a fire in April 2021 which caused significant damage to the historic building fabric, as outlined in the Structural Stability Report. However, while the thatch roof and first floor has been lost, the images showed that much of the ground floor and the external stone and cobb walls remain and thus the potential to repair and rebuild the public house. Part of the public value of heritage assets is the contribution they make to our understanding and interpretation of the past. Our main concern was that the application documentation has not provided an assessment of opportunities to save, stabilise and repair the building to preserve its special architectural, historic and cultural value to the village.

LA Conservation Officer advice: Conservation Officer provided pre-application advice that demolition of part of the listed premises would be supported by the Officer, subject to carrying out suitable recording of those parts of the building which were safely accessible.

Historic England advice: 'A full survey and structural assessment should be carried out to investigate opportunities to reinstate the public house with as much retained building fabric as possible. The building is secured to prevent further deterioration of the damaged structure while the additional investigations are carried out.'

Planning Decision: The applicant was asked to withdraw the application or submit further information to address our concerns. This has not been done and the application remains undetermined.

WEST MIDLANDS

The Swan Inn, Town End, Cheadle, Staffordshire, ST10 1PF



Image from Heritage Statement

Local Authority: Staffordshire Moorlands District Council

Application Ref: SMD/2021/0546

Designation: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1204798>

Age of asset: 1830s

Proposal: Conversion of former public house to 4 residential units.

Risk: Harm to significance of a listed structure; harm to setting.

Case Summary: We objected to the application, on the basis that insufficient information had been provided about the significance of the public house and the internal works proposed (Paragraph 189 of the NPPF). The application assumed only the exteriors were of importance and did not detail the impact of the development on the interiors of the former pub, thus potentially harming the significance of the building. We recommended the application as withdrawn until a fully detailed statement of significance was submitted.

Revised information was submitted and as a result of the findings, the applicant reduced the number of units to 3 in order to better retain the planform and reuse the existing doorways within the building.

LA Conservation Officer advice: Regarding the initial scheme, the CO noted 'The Heritage Statement is very weak and for such a substantial proposed change it does not have assessment and analysis of significance/heritage values by a heritage specialist – no analysis of historic mapping, documentary research or analysis of the historic building fabric or assessment of impact. The application cannot be determined on the basis of the information submitted.'

Historic England advice: N/A

Planning Decision: Pending.

WEST MIDLANDS

The Homestead, 82 Main Road, Austrey, CV9 3EG



Image from Historic Building Survey

Local Authority: North Warwickshire District Council

Application Ref: PAP/2021/0265

Designation: II

<https://historicengland.org.uk/listing/the-list/list-entry/1365187>

Age of asset: Cottage. C17 with mid/late C20 alterations.

Proposal: Listed Building consent for demolishing barn and construction of two dwellings.

Risk: Harm to significance of a heritage asset; loss of historic building fabric.

Case Summary: We objected to the originally proposed demolition of half of a listed building containing a cottage and a barn as part of the same structure. The initial heritage statement was poor and failed to recognise that the barn was clearly described within the list description for the property. We pointed this out and advised that a full heritage assessment for the whole building was required.

A second consultation continued to propose the demolition of the barn in order to enable repairs to the timber frame of the cottage and to construct two houses as 'enabling development' to restore the cottage. Again we objected as the application did not meet the criteria for enabling development and it had not been demonstrated that the cottage could not be repaired without the demolition of the listed section of the barn. The SPAB and CBA also objected to the scheme.

LA Conservation Officer advice: The CO has worked with the applicant and it is now proposed to re-build the original structure of the barn and re-use existing sound materials from the barn which will be incorporated on a like-for-like basis, subject to a methodology and further drawings.

Historic England advice: N/A

Planning Decision: Pending – a revised scheme, as per the CO's recommendations, is expected to be submitted shortly.

West Midlands

8-14 Ensdale Row, Willenhall, Walsall, WV13 2BJ



Image from planning application documents

Local Authority: Walsall Metropolitan Borough Council

Application Ref: 21/0574

Designation: Unlisted, opposite conservation area.

Age of asset: 1880s.

Proposal: Outline application for the demolition of existing dwellings and partially vacant retail units and erection of a part four, part five and part six storey residential development.

Risk: Impact on the setting of a conservation area.

Case Summary: The site is adjacent to the Willenhall Conservation Area and opposite the grade II listed former Turnpike Toll House. The small block of Victorian terraced houses currently on the site are not included within the CA, but do contribute to the setting and character of the conservation area, and are representative of the 'late industrial/ early modern era development of the town centre', as described in the Conservation Area Appraisal.

The proposal would replace them with a large 4-6 storey building containing 41 apartments. We objected as the applicant provided no information to suggest they have considered the contribution of the existing buildings to the character of the conservation area, or explored options for the adaptive reuse of the buildings as part of the redevelopment of the site, nor had it made an assessment of the impact of the proposed building on the wider heritage constraints.

We also suggested it failed to address the issues relating to design quality now required by the NPPF.

LA Conservation Officer advice: Not available.

Historic England advice: N/A

Planning Decision: Application was withdrawn.

NORTH EAST

Carliol House, Land At Pilgrim Street, Market Street, New Bridge Street West And John Dobson Street, Newcastle Upon Tyne, NE1



Image from Wikipedia

Local Authority: Newcastle City Council

Application Ref: 2021/2400/01/LBC

Designations: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1087029>

Age of assets: 1920s

Proposal: Partial demolition behind a retained façade and internal and external alterations to Carliol House; erection of 6-9 storey office building behind.

Risk: Harm to significance; loss of building fabric.

Case Summary: We objected to the facadism of this fine art deco building. The main justification provided is that the existing office space is 'average' and in a poor state. Suitable evidence has not been provided to demonstrate the existing building and its floorplates are unviable. Nor that the building in its existing form could not be refurbished, adapted and incorporated into the new building. There is also no evidence that the structure is failing in any way and would need replacement to ensure it survives.

The facadism results in an extremely unsatisfactory relationship between the old and the new, destroying the architectural integrity of the building and does little to mitigate the loss of so much historic building fabric. Any new additions should respond to the existing structure, rather than ignore it. Our comments were included with in the Committee Report. C20 Society and the Northumberland and Newcastle Society also strongly objected.

Newcastle Conservation Advisory Panel: The NCAP objected as the panel 'finds it inconceivable that the entirety of this listed and historically important building could not be incorporated into the surrounding development rather applying the largely discredited 'Facadism' approach, retaining only the frontage of a listed building.'

Historic England advice: Their letter concluded that 'This leads to all but its main elevations being lost. This is better than just demolishing the listed building and extending the new across its footprint but at the same time it does notably affect the authenticity of the listed building and lead to the loss of the, admittedly limited, remaining internal fabric of interest. The loss of the original windows is also unfortunate. Noting the lower significance of the building's interior and rear façade as well as the long standing vacancy

of the building we conclude that the level of harm caused would be at the upper end of 'less than substantial'.'

Planning Decision: Pending, but recommended for approval due to the benefits of regenerating the wider site and the city centre.

The Villa, Appersett, Hawes, DL8 3LN



Image from Google Maps

Local Authority: Yorkshire Dales National Park

Application Ref: R/56/466A/LB

Designations: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1131995>

Age of assets: Late C17th, with later alterations.

Proposal: Listed building consent to insert damp proof course to ground floor walls scheduled for treatment.

Risk: Harm to significance; loss of historic building fabric.

Case Summary: We advised that while a damp survey was submitted to inform this proposal for partial tanking and electro-osmotic damp proof course to ground floor walls, there was no indication whether the cause of the damp in the kitchen has been identified. For example, the building was covered in ivy and was on the down slope from the garden.

The works proposed are rather intrusive and damaging to the existing building fabric and much more straightforward solutions may be more practical and economical. We recommended that the applicant consider the guidance provided by Historic England on the diagnosis of damp issues in historic buildings before proceeding with a more invasive solutions.

Conservation Officer: Not available.

Historic England advice: N/A

Planning Decision: The application was withdrawn.

NORTH WEST

2 New Street, 55 - 59 Church Street, 1 Sun Street Lancaster Lancashire, LA1 1EW



Image from Google Maps

Local Authority: Lancaster City Council

Case Ref: 21/01153/LB

Designation: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1210295>

Age of asset: Late c18 town houses with

Proposal: Conversion of the building to student housing.

Risk: Harm to significance; loss of historic building fabric.

Case Summary: The property comprises a pair of late-eighteenth century town houses which have been converted to a commercial use with the insertion of a continuous shop front in the form of a colonnade, with 6 fluted irregularly spaced timber columns under a plain frieze with a modillion cornice. The proposal was to remove the shopfronts and recreate the Georgian windows as part of a conversion of the building to student housing.

The Design and Access Statement suggested the shopfronts were a 1970s addition, though we questioned this as the buildings were listed in 1974 and the listing description does not suggest they are a new addition. Further, online photos showed the fluted pillars existed in the 1950s. We recommended the heritage statement needed to be reviewed in order to fully assess the features of significance and establish the correct phasing of alterations to the building as the shopfronts could represent an important phase of the building's development and therefore contribute to its historic interest.

An updated heritage statement was provided and the associated amended plans retained the ground floor as a commercial use with restored the shop fronts.

LA Conservation Officer advice: 'The proposal is harmful to the significance of the listed buildings and conservation area, but the extent is unclear due to the lack of supporting information. Research into the historical development of the listed buildings should be carried out to identify the alterations to all frontages including the insertion/removal of doors and their design, original window arrangement at ground floor and the significance of the shopfront. When identified, this special interest should be clearly described and proposals based on the assessment of significance.'

Historic England advice: N/A

Decision: The amended plans were granted LBC.

NORTH WEST

New Inn, Biggar Village, Barrow-in-Furness, Cumbria, LA14 3YG



Image from application documents

Local Authority: Barrow Borough Council

Application Ref: B23/2020/0345

Designations: Grade II. Conservation Area.

<https://historicengland.org.uk/listing/the-list/list-entry/1283035>

Age of assets: 1758, outbuildings partly rebuilt C20 following fire.

Proposal: Originally for Listed Building Consent for the division of the New Inn by conversion of existing modern ancillary accommodation and garage within an attached barn into two new separate 3-bedroom dwellings including the division of garden and creation of 6 designated parking spaces - three dwellings in total.

Risk: Harm to the significance of a heritage asset.

Case Summary: We wrote to advise that we had no objection to the principle of the development, however, we had concerns with the accuracy of the heritage statement which conflicted with details in the listing description and historic mapping regarding the age and therefore significance of the ancillary outbuildings. This needed to be clarified before a decision could be made.

We also raised concerns with the design of the proposal as the dormer windows and fenestration proposed would change the character of the barn, which together with the division of the garden and new driveways, meant the barn was no longer subservient in appearance to the original listed inn building.

An amended scheme reducing the proposal to one new dwelling as received, but again we noted that the fenestration and design issues remained.

A further amended scheme has now been received which retains the barn as ancillary accommodation, with removal of the dormer windows and more appropriate internal changes.

LA Conservation Officer advice: The council does not currently have a CO.

Historic England advice: N/A.

Planning Decision: Refused the first two schemes based on the impact on the heritage asset and conservation area. The revised application is now under consideration.

YORKSHIRE

The Bull And Dog Inn, South Parade, Stainland, Elland, Calderdale HX4 9HW



Image by H Bolton

Local Authority: Calderdale Council

Application Ref: 21/00532/LBC

Designation: Grade II

<https://historicengland.org.uk/listing/the-list/list-entry/1133958>

Age of asset: Mid C18 with early C19 additions.

Proposal: Conversion of public house to 2 no dwellings including demolition of outbuilding and single story rear extension.

Risk: Loss of historic building fabric and significance.

Case Summary: We raised concerns about the conversion of this former Grade II listed public house into two dwellings. The mid eighteenth-century building has been vacant for some time and suffered water damage, particularly in the basement, which had flooded. While we supported the change of use, the documentation only considered the external areas to be of importance and as such the proposal would result in the loss of the stairs, chimney breasts, plan form and many of the other remaining internal features. We were not able to support the extent of alteration proposed.

The conservation officer worked with the applicant on a less harmful approach to the building's restoration, involving several revisions and re-consultations with HB&P until a suitable scheme was established.

Our comments were noted in the officer's report.

LA Conservation Officer advice: 'Amended plans have been received which show significant improvements in the proposed internal layout of the building, retaining more historic fabric including the principal staircase from ground floor to first floor, and the proposal no longer includes the rear extension.'

Historic England advice: N/A

Planning Decision: The amended plans were approved.

YORKSHIRE

15 Foss Island Road, York, YO31 7UL



Image from application documents

Local Authority: City of York Council

Application Ref: 21/01854/FULM

Designation: Unlisted, but next to a scheduled monument, conservation area and world heritage site.

Age of asset: Mid C20.

Proposal: Erection of 5 storey student accommodation building with associated car parking following demolition of existing buildings.

Risk: Impact on setting and character of a scheduled monument, conservation area and world heritage site.

Case Summary: We objected to this application for the construction of a five-storey student flat building. The proposal would cause harm to the wider townscape of York, particularly the Central Historic Core Conservation Area and the listed buildings and ancient monuments within it, as a result of the height, mass and scale of the proposed building. While we acknowledged the site had development potential, it is particularly sensitive, given it is located directly opposite the City

Walls, Walmgate Bar and the Red Tower. Despite the stepped design and concentration of the massing to the rear of the site, the scale of the proposal, extending the full length of the plot, is at odds with the fine grained historic character of the Conservation Area. It would also dominate views from the walls and tower.

A revised scheme reduced the height to four stories, the footprint and massing remained unchanged and we again objected to the application and its incompatibility with its surrounds.

LA Conservation Officer advice: 'The Heritage Impact Assessment Report by the York Archaeological Trust which notes "A single to three-storey modern brick-built building would have a neutral impact on the medieval walls and towers, whilst any taller buildings would have a negative impact.'

Historic England advice: N/A

Planning Decision: The application was withdrawn.