



LISTED BUILDING CONSENT

WORKS TO FACILITATE THE CHANGE OF USE TO TWO RESIDENTIAL UNITS

**The Eagles Inn, Harley Road, Cressage,
Shrewsbury SY5 6DE**



TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO.

OUR REF.

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CONTENTS

Document Review	3
Contents.....	4
1. Introduction.....	5
2. The Listed Building	6
3. Location & Site Description.....	10
4. Legislation	12
5. Heritage Statement.....	14
6. Conclusion.....	16

1. INTRODUCTION

Background

- 1.1. This Listed Building Consent (LBC) statement has been prepared by Brownshore Management Ltd. on behalf of Eagles Mews Ltd. for submission along with a full planning application, following an approved Change of Use (COU) application for the former public house, The Eagles Inn, to a residential unit.
- 1.2. An LBC was not previously required as part of the COU application because there were no proposed changes to the external facades or the internal fabric of the building, and thus, there would be no resulting affects to the character of the Grade II Listed Building.
- 1.3. Since approval of the COU application, economic viability tests have been conducted and it has been concluded that the change to a single dwelling unit in the former public house will not be economically viable due to the extent of capital costs required for the renovation works to mitigate the condition of the building.

Granted COU Application - 20/02597/FUL

- 1.4. The granted COU application was approved on 20 November 2020. The proposed change must take place before 20 November 2023, in accordance with Condition 1 of the Decision Notice.
- 1.5. The COU was granted to convert the existing building to a single residential unit. A side residential garden was also proposed along with associated car parking.
- 1.6. No changes to the exterior or interior of the building were included in the planning permission as these would need to be agreed and consented by LBC.

2. THE LISTED BUILDING

- 2.1. The following has been taken from the Historic England website:
<https://historicengland.org.uk/listing/the-list/list-entry/1468661>
- 2.2. Historic England has designated the building as Grade II Listed. The listing information available on the Historic England website states:
Heritage Category: Listed Building
Grade: II
List Entry Number: 1468661
Date first listed: 16 March 2020
Statutory Address: Harley Road, Cressage, Shrewsbury, SY5 6DE

Summary

- 2.3. Public house; originating in the late C16 or early C17 as a dwelling, with C19 and C20 extension and alteration.

Reasons for Designation

- 2.4. The former Eagles Inn is listed at Grade II, for the following principal reasons:

Architectural Interest

- 2.5. *A multi-phase building which retains a significant proportion of fabric from each of its historic stages of development: the timber framed cross-wing originating in the late C16 or early C17; the northern range modified in the C17; and pre- and post-1850 extensions in brick; * the surviving fabric illustrates the historic vernacular building traditions of the area; * the quality of construction and scale of the timber framing attest to its high status, and it retains a floor frame of unusual design with exceptionally well-detailed joinery.*

Historic Interest

- 2.6. *Originating as a high-status building within the village and evolving to become a focal point in local historic business and community activities.*

Group Value

- 2.7. *Sharing a visual relationship with the war memorial cross, and with other listed timber-framed buildings in the vicinity.*

History

- 2.8. *The former Eagles Inn stands prominently in the centre of Cressage on a large plot of land. It is likely to have originated in the late C16 or early C17 as a dwelling and has been extended in a number of phases.*

- 2.9. *The manor of Cressage was sold in 1559 to Sir Richard Newport. Many of the listed timber-framed buildings in the village date from later in the C16 and C17, during the family's tenure. In his history of the village, Bramwell notes that the Eagles originated as a farmhouse, had become an alehouse by 1746, and was known as the Eagles Inn by 1823 (1984). Archival records related to licensed houses in the area note the provision of the pub in 1901; accommodation included a bar, parlour, sitting room, front room, seven bedrooms, a brew-house, cellars, and stabling for four horses. The stables appear to have survived until the late-C20, last depicted on the Ordnance Survey of 1972, marked as a garage.*
- 2.10. *The earliest part of the building appears to be the pitched range standing perpendicular to the road. Moulded timbers on the ground floor suggest it dates from the late C16 or early C17, and in its form it resembles the cross-wing to a hall, which survives, in a modified form, as the intersecting northern range. The quality of the timberwork in the cross-wing suggests a building of high status. The northern range, which stands parallel to the road, has timber framing suggestive of the C17, and the large gabled dormer window to the upper floor appears to have been inserted as part of a secondary historic phase of development. This secondary phase of development is likely to have taken place soon after the original construction, as Rocque's map (1747) shows an L-shaped building with its approximate present footprint. The Tithe map (1842), likewise, shows the L-shaped ranges, and though slightly unclear in its depiction, appears to show that the main rear extension had been built by that time. The Ordnance Survey map of 1883 depicts the building roughly as it now stands.*

Details

- 2.11. *Public house; originating in the late C16 or early C17 as a dwelling, with C19 and C20 extension and alteration.*

Materials

- 2.12. *The early part of the building is timber-framed with some lath and plaster infill and brick nogging. The elevations are rendered, with tile hanging on the roadside front. The extensions are largely brick, with some render. Roofs are tiled with brick chimney stacks.*

Plan

- 2.13. *The building stands on the east side of Harley Road at the centre of the village. It has an irregular plan, within which the timber-framed ranges are the northern pitched range parallel with the road, and the intersecting cross-wing to the south. The adjoining pitched southern range, the principal rear ranges, and rear out huts are early- to mid-C19; most were in place by 1883.*

Exterior

- 2.14. *The early part of the building is a single storey with an attic and comprises two intersecting pitched, gabled ranges, later extended to the east and south. The west elevation, facing onto the road, is rendered on the ground floor with tile-hanging above. There is a doorway in the ground floor of the northern range, and a large dormer above, then the building line steps forward with the gable end of the cross-wing: the earliest part of the building. Windows are replacements in irregular openings. The return elevation of the northern range is a rendered gable end with irregular openings and an internal stack. Other elevations are enveloped by later extensions.*
- 2.15. *To the south of the cross-wing is a lower, mid-C19 two-storey extension which has a C20 outshut on the rear, east-facing elevation, and a wide chimneystack at the junction. It has a tile-hung upper storey on the west, and elsewhere is rendered. To the rear, projecting from the main range, is a two-storey extension with a pitched roof; it is built from red brick laid in Flemish garden wall bond with pale headers. Windows are in cambered openings with rough brick arches. There is a wide internal stack on the east gable. There are various other small out huts and extensions.*

Interior

- 2.16. *The general form of the two ranges of the original building remains legible, though partitioning within the northern range, and the extension to the south and east, creates a rambling internal plan.*
- 2.17. *It is probable that the western cell of the cross-wing was the principal room within the building. The floor frame survives well; it has a deep cross beam, and an intersecting axial beam on the east. These beams are carefully detailed, with wide chamfers with stepped lamb's tongue stops, indicating a late-C16 or early-C17 date. The east end of the axial beam, very close to the end of the building, has housing for a partition, with chamfer stops on either side; it is assumed that the beam has been truncated, having continued eastwards. Most joists, with chamfers and run-out stops, survive. The cross-wing has a partition, and steps up to the eastern half of the building range, where within the original footprint, there is an open-well stair and a small side room. The stepped jowled corner posts of the original rear wall are visible within the side room, encased in plaster, and further timber framing is visible from the cellar stair. The heavy construction of the framework of the stair suggests an early date, and the simple stick balustrade with square newels is likely to date from the C19. In the northern range of the ground floor there are three deep axial beams and joists supporting the upper floor.*
- 2.18. *On the first floor the timber framing of the northern range and cross-wing is more apparent. In the cross-wing the central partition illustrates the construction: two bays of box framing for the walls, with Queen post roof trusses with a single tier of purlins. The roof is ceiled at collar level, and within*

the void above, the principal trusses are pegged and have raking struts from the collars, with coupled rafters and a thick ridge piece. In the northern wing the box framing is exposed in the north-east room, and is likely to be encased elsewhere. There is a good collection of wide floorboards, which in some places have been overlaid with later boarding. There are several historic doors: some ledge and plank, some C19 four-panel. Historic fireplaces do not survive, though chimney breasts illustrate their locations.

- 2.19. *There is a cellar accessed by a narrow stair descending adjacent to the timber-framed rear wall of the cross-wing. It has a small room occupying approximately the south-east quarter of the original footprint of the cross-wing. A second room has been added to the east; this has a vaulted brick roof and a narrow-ramped barrel chute.*
- 2.20. *Within the southern extension, the ground floor of the 'snug' has a broad spine beam. The room above has curved and chamfered cruck-like principal rafters, and the purlins above are, in contrast, roughly hewn, suggesting they were once enclosed within a loft void. The kitchen, within the eastern extension, has a deep chimney breast.*

3. LOCATION & SITE DESCRIPTION

Site & Surrounding Location

- 3.1. Cressage is a well-established settlement and is located on the intersection of the A458 and the B4380, near to the River Severn. Cressage is 4 miles to the northwest of the nearest town Much Wenlock and is 8 miles southeast of Shrewsbury.
- 3.2. The village includes a range of established services and facilities including:
- Children's World Cressage Nursery
 - Christ Church Cressage
 - The Old Hall (former town hall and current B&B)
 - Cressage Medical Centre
 - Sheinton Park
 - A village shop
 - Some SMEs including; Pearson Electrical, Duo Cleaning Services and S & S Tanks Ltd., C-Fury Ltd. and Countrywide Livestock
 - C of E Primary School (approx. capacity of 105 pupils)
- 3.3. The village is supported by established local sustainable transport links. The 436 bus service travels via Shrewsbury - Much Wenlock - Bridgnorth and operates through Cressage from 06:00hrs to after 19:00hrs. The service is regular throughout the day offering increased services in the morning and then operating on an hourly basis for the duration of the day / evening.

The Application Site

- 3.4. The application site comprises a large, detached building with several pitched roofs, extensions to the rear, external rendering, uPVC windows and French doors, external cladding to the primary elevation and commercial signage.
- 3.5. The ground floor comprises a limited bar area, lounge, and ancillary areas (kitchen and toilets).
- 3.6. The side area (North) to the building was previously used as an area for the commercial kitchen within the public house and is adjacent to the former beer garden.
- 3.7. This application relates solely to the existing development, the Public House, and its conversion to two dwelling units. No additional development will take place within the curtilage of the development unit.

Heritage & Conservation

- 3.8. Following a recent review of the building by Historic England the former Eagles Inn has been listed. The building is a Grade II Listed Building (Listing Entry No.1468661).
- 3.9. The application site is currently a disused former Public House with associated hardstanding that was the former car park associated with the business. However, the associated hardstanding does not have any Grade Listing status. There are no other buildings or structures on the site under any Grade Listing restrictions as determined by Historic England.
- 3.10. There are no Scheduled Ancient Monuments (SAM) within the application site.
- 3.11. Although the site itself contains a Grade Listed building, and several surround it, the site does not fall within a Conservation Area

4. LEGISLATION

Introduction

- 4.1. The primary legislation for an application for Listed Building Consent is the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.2. The submission, validation, and assessment of an LBC application does not relate to the granting of planning permission as provided by the Town and Country Planning Act 1990. The granting of LBC is provided via separate legislation.

Statutory Requirements

- 4.3. In relation to the consideration of applications for planning permission and listed building consent, Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out obligations relating to the preservation of listed buildings, their settings and special features and the preservation and enhancement of conservation areas.
- 4.4. Specifically related to this planning application is Sections 7 and 8 of the Act.

Section 7 – Restriction on works affecting listed buildings

- 4.5. *Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.*

Section 8 – Authorisation of works; LBC

- 4.6. *Subject to the following provisions of this Act, no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.*
- 4.7. (1) *Works for the alteration or extension of a listed building are authorised if—*
 - (a) *written consent for their execution has been granted by the local planning authority or the Secretary of State; and*
 - (b) *they are executed in accordance with the terms of the consent and of any conditions attached to it.*

Historic England Guidance

- 4.8. *Definition: Listed Building Consent (LBC)*
Consent from the local planning authority (or in some circumstances the Secretary of State) for the demolition of a listed building or the carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest. Failure to obtain consent when it is needed is a criminal offence
https://historicengland.org.uk/advice/hpg/hpr-definitions/#cat_L
- 4.9. The recent planning application relating to the change of use did not include “carrying out of any works for the alteration or extension of a listed building in any manner that would affect its character as a building of special architectural or historic interest”. Therefore, Listed Building Consent was not required at the time of that planning application / permission.

5. HERITAGE STATEMENT

Introduction

- 5.1. In terms of providing a Heritage Statement within this LBC this is predicated upon the character of the building having been subject to:
- Decades of limited building management / maintenance resulting in the current condition of the building;
 - Modern additions including uPVC windows and French doors;
 - Incremental building extensions related to the commercial operations.
- 5.2. All of these incur and result in a material change, and directly affect the character of the building over a significant period.
- 5.3. These additions to the building fabric (externally and internally) result in the current character of the building. Whilst retaining the scale and mass of the building, these incremental modern additions result in character effectively littered with a broad range of character modifications resulting in a building omitting a key visual character.

Design

- 5.4. Recognising the existing character of the building, initial discussions were held with the Conservation Team. These discussions were to establish any recommended route of establishing a more suited character following the refurbishment to the building.
- 5.5. These discussions focussed on the principal design approach to be sensitive and to minimise the proposed alterations in the interests of retaining features of architectural or historic importance.
- 5.6. Both the external refurbishment, and the internal refurbishment / conversion are a sensitive and clear route of returning and retaining the established character of the building.

Proposed External Alterations

- 5.7. The principal design approach has been to strictly limit the proposed alterations in the interests of the architectural and historic importance of the building.
- 5.8. Two modern single storey extensions would be demolished. These are located North and East respectively and accommodate toilets and ancillary kitchen uses. These are of no architectural or historic interest. Their loss would enhance the setting of the building.

Proposed Internal Alterations

- 5.9. The principal design approach has been to minimise the proposed alterations in the interests of retaining features of architectural or historic importance.
- 5.10. All significant structural elements, including staircases, fireplaces, and timbers, remain unaltered. There are no significant changes to the scale and mass of rooms and the essential layout and form of the building remains broadly unaltered.
- 5.11. On the ground floor, a partial divide in the former restaurant would become a solid wall, the opening being retained, between the living area and bedroom in House 2. Otherwise, there would be minor changes to doorways and walls, some to satisfy fire safety requirements.
- 5.12. At first floor level, minor changes are proposed to doorways and walls, some to satisfy fire safety requirements. The majority are in the 19th century extension which lacks important interest.
- 5.13. No alterations are proposed to the cellar.
- 5.14. A specification for internal works can be attached as a condition to provide the ability for prior agreement with the LPA and their Conservation Team.

Significance and Condition Surveys

- 5.15. The planning application is accompanied by surveys relating to significance and condition of the building (external and internal).
- 5.16. The key features of architectural and historic importance are at the heart of this application. The balance is identifying where refurbishment operations may affect the character of the building (internally and externally).
- 5.17. In terms of progressing the development proposals and to remain proportionate to the nature of the works, as illustrated on the enclosed plans, it is proposed that a condition be attached relating to a pre-commencement recording walkover survey. This will deliver the assurances to the LPA that the external and internal fabric of the building is recorded and identified prior to works being carried out, this will ensure a pre/during/post method of monitoring the works and the safeguarding of the listed fabric of the building.

6. CONCLUSION

- 6.1. The following conclusions are extrapolated from the Planning Statement submitted as part of the application submitted for this proposed conversion to two dwelling units.
- 6.2. To provide a conclusion and having considered the appropriate national and local planning policies and guidance the proposed development accords with each of the policies assessed and with planning guidance.
- 6.3. In terms of the relevant legislation (Listed Building Consent is the Planning (Listed Buildings and Conservation Areas) Act 1990) the key matter remains the works that may be considered to affect the character of the building.
- 6.4. The enclosed plans detail the works to the building and therefore demonstrate that externally these works provide a sensitive, proportionate, and contemporary refurbishment of the property. Internally the works refurbishment the physical components of the building to retain, restore and reuse the architectural and historic features of the building.
- 6.5. Recognising that the extent of the works are refurbishment to the existing building and will return the building to a high standard in heritage terms the LBC is considered acceptable and support for a positive recommendation is requested.

