

**THE CLIFDEN ARMS, 75 CLIFDEN ROAD, WORMINGHALL,
AYLESBURY, HP18 9JR**



Planning application for the construction of an events building

PLANNING AND HERITAGE STATEMENT

Statement prepared by Victoria Richards, BSc (Hons)
Statement checked by Matthew Holmes, BA (Hons), MA MRTPI

December 2021

1. Introduction

- 1.1 This Planning and Heritage Statement has been prepared on behalf of Clifden Arms Trading Ltd and is submitted in support of a planning application for the construction of an events building on land at The Clifden Arms, Worminghall.
- 1.2 This Statement aims to explain the design principles that have been applied in the proposed plans. The Statement demonstrates how the construction has been designed to comply with the relevant national and local planning policies and to reflect the local patterns of development and neighbouring buildings in terms of layout and siting, height, scale, materials and landscaping. The new events building is part of the Applicant's efforts to diversify the business as a wedding and events venue. The structure has been designed and sited so as to ensure that the significance of The Clifden Arms as a designated heritage asset is preserved.
- 1.3 The application comprises:
- Completed application form
 - Plans and drawings
 - Tree Report
 - This Planning Statement

2. Site context

- 2.1 The Clifden Arms is a detached public house building situated in a rural location in Worminghall. The building is timber framed with whitewashed brick infill and a thatched roof. The rear of the building is red brick with a tiled roof. It is a grade II listed property.



Existing view of the property

2.2 The listing description for the property is as follows;

Public house. Low medieval range to right, C17 cross wing to left. Timber frame with whitewashed brick infill, thatched roofs, half-hipped over right wing; rebuilt brick chimney to centre of left wing. T-plan with later extensions to rear gable of cross wing. Cross wing has 1½ storeys and an attic, and is of 2 bays. Gable to front has C19 2-storey canted bay window with wooden casements and hipped slate roof. Similar 2-light casement above to attic. Lobby entry with C20 door in left side, interior with stop-chamfered spine beams. Older wing has 2 concealed cruck trusses and is of one storey and an attic with irregular wooden casements and entry to rear.

2.3 The area surrounding the application site is rural in character and Worminghall itself is a village with the surrounding countryside being mainly farmland. The Clifden Arms is located to the south of the main residential area with open farmland to the south of the site and neighbouring residential properties located to the north west and north east boundaries.

2.4 The COVID-19 pandemic has had a negative impact on how The Clifden Arms is able to operate as a business. In order to ensure that The Clifden Arms remains a viable business the Applicant is seeking ways to diversify and encourage customers to continue to frequent the public house in a safe and enjoyable way.

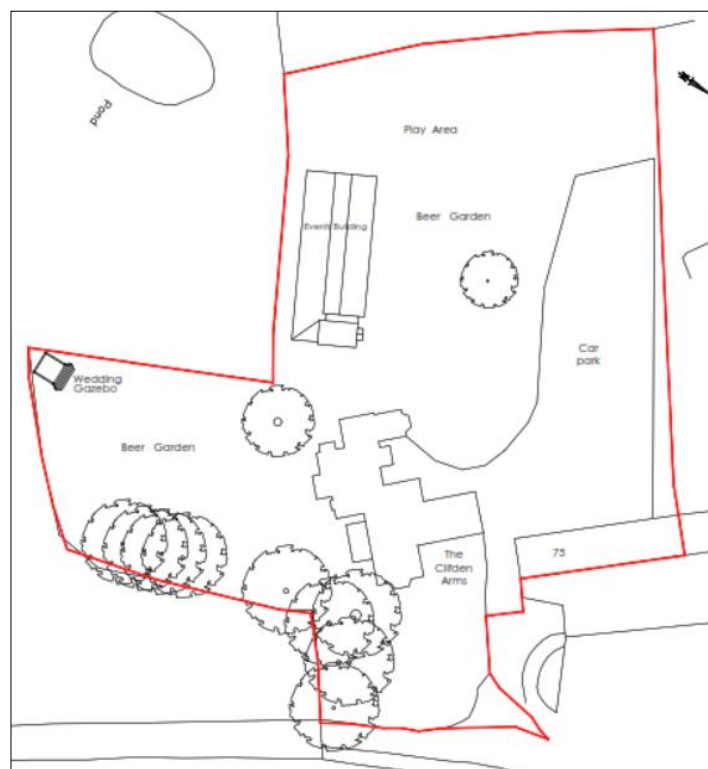
3. Relevant Planning History

3.1 The recent planning history for The Clifden Arms comprises;

- An application for the alterations to and retention of the outside bar (21/03404/APP) which was approved 20th December 2021.
- Temporary planning permission was granted in January 2021 for the retention of the outside bar and a marquee on the site up to the end of September 2021 under planning application reference 20/03886/APP.
- Retrospective application for the erection of a timber gazebo (20/03752/APP) was approved 11th January 2021.
- Application to re-locate the LPG tank (15/01740/APP) – approved 15/07/2015.
- Listed Building Consent for re-thatching of roof (08/00398/ALB) – granted 10/08/2008.
- Application and consent for a smoking shelter (07/02162/ALB, 07/02161/APP) – approved & granted 28/09/2007.

4. The proposed development

4.1 The planning application seeks planning permission to construct an events building in the grounds of The Clifden Arms public house. The building will consist of an outside bar with WC facilities and a large open plan covered area. Due to the impact of social distancing, seating has been reduced inside The Clifden Arms and more customers have made use of the outside seating. The applicants previously installed a temporary marquee alongside an outside bar which had temporary planning permission up to the end of September 2021, later extended to the end of December 2021 following the update to The Town and Country Planning (General Permitted Development) Order 2015 (As amended). The retention (with alteration) of the existing outside bar was recently secured with planning permission under application 21/03404/APP. Following the success of the temporary marquee in terms of business operations, the Applicants wish to secure a more appropriate permanent solution to replace the temporary marquee for the long term viability of the property.

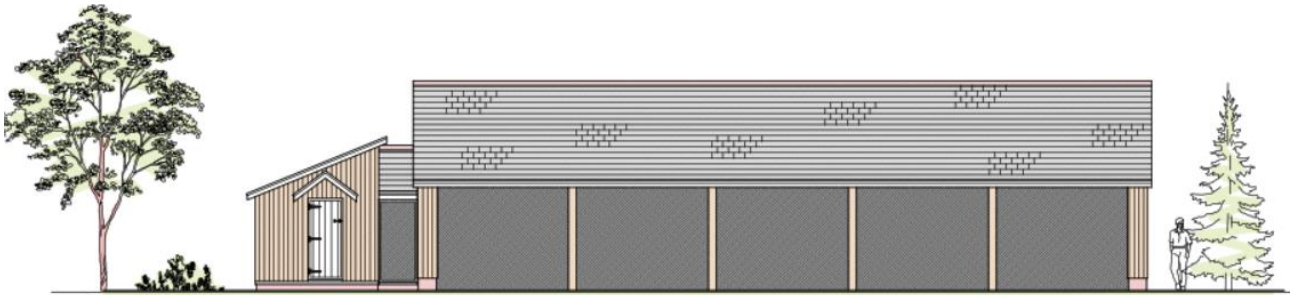


Proposed site plan extract (a b design Ltd)

4.2 The events building will be a timber finished, single storey structure with a gable roof. One end of the structure will contain an outside bar and WC facilities, the rest of the structure is part open on two elevations with retractable side panels, reflecting the form of an agricultural building in order to preserve the semi-rural setting of the listed building. The bar is a sufficient size to

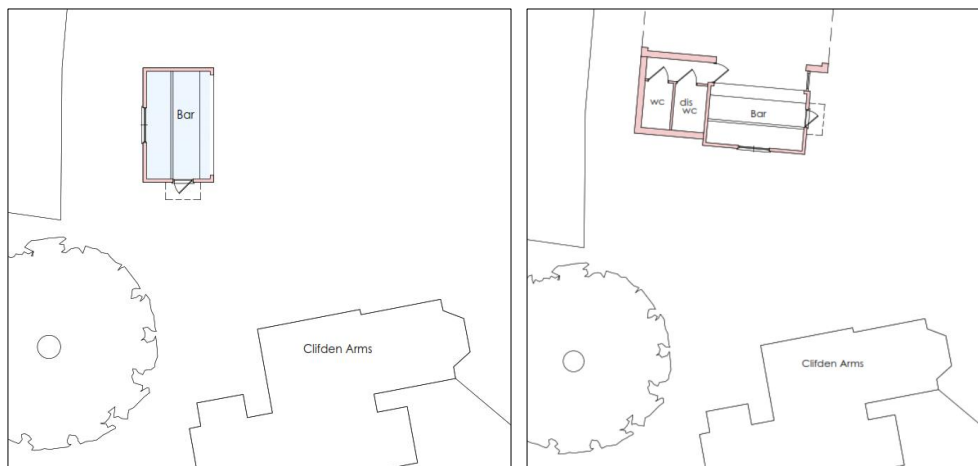
store beverages and glasses etc for serving customers in the outside seating areas and events space. The bar and WC area will be secured when not in use.

- 4.3 During the discussions with the LPA for the permission to retain the existing outside bar, it was understood that a less 'rustic' appearance is preferred, therefore a similar design approach has been applied to the proposed events building. It will be finished in vertical timber boarding to give it an agricultural appearance.



Proposed north elevation extract (a b design Ltd)

- 4.4 The proposed events building is sited in a different location to the temporary marquee, increasing the separation distance from the listed building.
- 4.5 The outside bar and event space will have a smaller footprint than The Clifden Arms and its lower height, open side elevations and position further away from the main building will ensure that it will appear subordinate in scale to the main building. The permitted outside bar is sited approximately 6.6m away from the main building, whereas the proposed events building is sited with an 8.6m separation distance.



Site plan extracts showing the position of the outside bar relative to The Clifden Arms, permitted scheme on left compared to the proposed on right (a b design Ltd)

5. Relevant planning policies

National Planning Policy: The National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development is defined as encompassing economic, social and environmental factors. The economic involves building a strong, responsive and competitive economy. The social role entails supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high-quality built environment. The environmental role requires protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change.
- 5.2 The NPPF confirms that there is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 5.3 Paragraph 126 of the NPPF confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.
- 5.4 Paragraph 199 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Paragraph 202 advises where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals including, where appropriate, securing its optimum viable use.

The Local Development Plan

- 5.5 In this instance the Local Development Plan comprises the adopted Vale of Aylesbury Local Plan (VALP) 2013-2033 (adopted 15th September 2021) and the Worminghall Neighbourhood Plan (NP) 2017-2033.

- 5.6 Policy S1 of the VALP sets out the need for sustainable development inline with the NPPF.
- 5.7 Policy BE1 of the VALP notes the importance of heritage assets and seeks to ensure that such assets are protected. All development should seek to conserve heritage assets in a manner appropriate to their significance and seek enhancement where possible. The Council will *“support proposals that do not cause harm to, or which better reveal the significance of heritage assets”*.
- 5.8 Policy BE2 of the VALP requires that the design of new development should respect and complement physical characteristics of the site, local distinctiveness and vernacular character of the locality, natural qualities and features, and the effect on important public views and skylines.
- 5.9 Policy CH1 of the Worminghall Neighbourhood Plan aims to preserve, and where possible, enhance Worminghall’s listed buildings and their settings, including protecting views of particular importance.
- 5.10 Policy SB1 of the Neighbourhood Plan notes that *“proposals for new buildings will be supported which are appropriate in scale, design and character to the village of Worminghall”*.
- 5.11 Policy RC1 of the Neighbourhood Plan aims to ensure the rural character and its surrounds are respected with regards to new development.
- 5.12 Policy CFR1 of the Neighbourhood Plan supports proposals to improve the viability and retention of the Clifden Arms as a community facility.

6. Design

Use

- 6.1 The proposed events building will be used by customers of The Clifden Arms as part of the Applicant’s plans to diversify the business. The events building will be an ideal location for weddings, social club gatherings and additional sheltered seating during busy periods. The proposed use is consistent with the existing use of the site.
- 6.2 A separate event space will not only help diversify the business but may also in turn help to generate additional employment. As noted above, policy CFR1 of the Neighbourhood Plan is

supportive of proposals that would improve the viability of the public house and the application proposals are consistent with that aim.

Amount

- 6.3 In terms of the amount of development, the event building will have a total footprint of 195sqm and is 5.18m high. The new structure will have a smaller footprint and height than the main building of the Clifden Arms. 162sqm of the new structure will be the new covered seating area which will have open sides and will allow views through the structure to the countryside beyond, therefore minimising the impact of the structure on the setting of the public house compared to a solid sided structure.
- 6.4 The proposed event building is not overly excessive and has been carefully designed to respect the heritage of The Clifden Arms and the site in general. The proposed outside bar and WC section of the new building is still very small in proportion to the main building of The Clifden Arms, and only slightly larger than the permitted outside bar (32.83sqm compared to 16.24sqm). The proposed structure will provide a suitable serving area to serve customers attending events or using the garden, as well as additional WC facilities.

Layout

- 6.5 The siting of the event building has been carefully devised having regard to wish to preserve the setting of the listed building. To that end the structure is located south west of the main building, where it will be separated from The Clifden Arms, but also close enough for customer access and also for staff moving between the two.
- 6.6 The site plan that accompanies the application confirms that the new structure will sit further away from the main building than the temporary marquee to ensure the aesthetics of the main building can still be appreciated and the views of the building are protected as far as possible in accordance with VALP policy BE1 and NP policy CH1. On approaching the Clifden Arms the building itself will obscure the event building, ensuring the listed building remains the focal point.

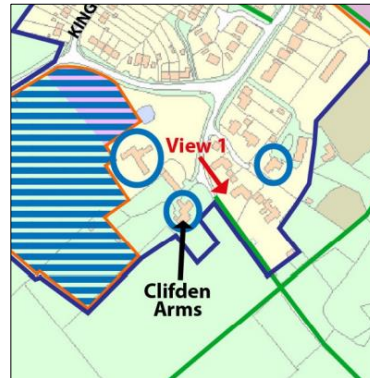


View approaching the site from the north (Clifden Road), the event building will be sited behind the building.

6.7 The photos below show that the views of the main building from the south and northwest are not obscured by the existing outside bar and will therefore not be obscured by the new events building. The view from the southwestern boundary of the site towards the building is most impacted, but the new structure has been designed to resemble a timber agricultural outbuilding and its appearance will soften in time with the intention of enhancing the setting and views of the listed building as required by VALP policy BE1 and NP policy CH1.



View of the Clifden Arms from the north west and from the south.



View of the Clifden Arms from the south west boundary obscured by the temporary marquee. Policy CH1 extract, red arrow is the protected view.

Scale

- 6.8 The events building is of a scale that is commensurate with that of the temporary marquee. It will take up a small proportion of the overall plot and will leave ample space for landscaping. The design and scale of the new building will resemble an agricultural structure, reflecting and complementing the rural character of the area in accordance with VALP policy BE2 and NP policies SB1 and RC1.

Appearance

- 6.9 The event building has been designed in order to ensure that its appearance and detailing are appropriate. To that end the construction will be simple, with a gable and sloped roof design and the use of natural building materials comprising timber walls, beams, supports, and slate tiles. As noted above, the walls will be finished in vertical timber cladding in order to give the building a more agricultural appearance.
- 6.10 As has already been stated above, the subordinate scale of the event building, together with its design and proposed separation from The Clifden Arms are such that it will appear contextually appropriate to the setting of the public house in accordance with VALP policy BE1 and NP policies SB1 and RC1.
- 6.11 The building is a lightweight structure that can be constructed without having any impact on the structure of the listed building.

Landscaping

- 6.12 Ample garden space will be retained on the site. The retention of the remaining landscaping will help preserve the setting of the listed building.

7. Access

- 7.1 The Clifden Arms is surrounded by its grounds on all sides and therefore the event building can be accessed from any part of the grounds via a level path without having to enter the listed building itself.

8. Conclusion

8.1 In accordance with the NPPF consideration needs to be given as to whether the new event building constitutes sustainable development. In this case the event building is sustainable for the following reasons:

- The event building provides a permanent alternative solution to the temporary marquee, which is of an appropriate scale and design and responds well to the character of the area, and
- The provision of the event building will enhance the offer of the pub to the local community and potentially create additional employment, and
- The event building is part of a package of measures that will improve the long term viability of the community facility.

8.2 It is therefore considered that the planning justifications and design rationale identified in this Planning Statement demonstrate that the development is acceptable.