

Listed Building Consent (Plough Inn LYM)

---

Note - I'm using your guidance as headings, responses in bold.

The comments relate to an extractor that was replaced, some cobbles that came loose & were repaired & also to changes to the words used on the pubs signs\*.

\*On a site visit we were told to only include the cobbles & replaced extractor in the application not the signs. You've since told us to include the signs - so of course I now have done.

I'm going to answer all of your points below in relation to cobbles, extractor & signs separately although of course most of them are largely inapplicable to the minor changes made.

A Heritage Impact Statement accompanying a Listed Building Consent must contain the following;

- A description of the proposed works, including design principles and concepts and a schedule of works;

**Cobbles -**

**Some small cobbles at the front of the pub became loose, they may or may not be original - no way of knowing. The tenant re-fixed them to make them safe so people wouldn't trip - they are not covered just put back. Your officer has seen them, he indicated that we should just let them loosen over time (which they will) & then just leave them.**

**There's no schedule of works etc for this. It's been done, it never occurred to the tenant this might be an issue - he just did it.**

**Extractor -**

**Firstly we took advice from an officer years ago about replacing the old, dirty & polluting kitchen extractor with as near as possible similar one - although of course a replacement would be cleaner & more efficient. The officer told us there would be no problem if we were just more or less replacing like for like - no application needed, so the tenant just got the work done when he upgraded his kitchen. This is why the application is retrospective - we had been told it wasn't needed.**

**The old black external extractor (it was boxed shape) that stuck out of the back of the kitchen has been replaced with a similar (admittedly it's round & silver).**

## Signs -

There have been pub signs on the building for hundreds of years, largely as far as I can ascertain in the same location and of similar size. The colours & exact wording have varied over the years as the signs are weathered or too old etc. The tenant of the pub wants to change the signs to reflect his business, he is keen to keep the look of the pub signs (traditional) but he needs different words.

He hasn't done this yet, he's waiting for the ok from you - however the current signs that are in place are not the ones that were there when you listed the pub - they've been amended / reworded many times over the years by different owners - to add things like a website address or new phone number etc. It never occurred to anyone that any kind of permission would be needed.

- An explanation of the objective that the works are intended to achieve and why they are desirable or necessary;

## Cobbles -

The original intention was simply to make the loose cobbles safe so people didn't trip on them. We've since been told to leave them loose - so we will.

Don't really know what else I can say about this really.

## Extractor -

The pub kitchen had a really old extractor, it was inefficient, it smelt, it was ugly, it was polluting, it was noisy.

Every time an EHO from Powys visited on an inspection they marked us down for it & told us to get it sorted.

It greased up really quickly - which is a fire risk & it also makes it an unhealthy place for people working in the kitchen.

When the new tenant upgraded the pub kitchen - including new equipment (gas appliances - not there before) it became not just desirable to replace the extractor but actually essential.

The new extractor is clean, silent, efficient & most importantly it does not pollute.

## Signage -

The objective of the signs is to continue to make the general public realise they are looking at a pub - we are just maintaining (although with slightly different words) what has always been

**there. Signs are necessary on a pub as a part of running the business in a hopefully profitable manner.**

- A statement that describes the special architectural or historic interest of the building to which the application relates and its significance with particular reference to the part of the building affected by the works;

#### **General Response (all three areas) +**

**It's a lovely grade two listed building which has operated as a public house (& for a period in the 1980s as a fish and chip shop also).**

**It's of historic interest because it's a lovely old pub it has local connections & the locals and tourists love it.**

**The application is simply trying to maintain this situation so that the pub can continue to trade rather than be converted like so many others.**

**The cobbles are there to maintain the look of the building & we think that's fabulous.**

**The kitchen has always operated in one way or another at the pub - the old extractor was certainly there when you listed it, I've no idea for how long before - I didn't own the building then. Swapping the old extractor for a new one is once again simply enabling the pub to continue to exist as a pub, that's all, no extraction = no kitchen = no customers = no pub.**

**In relation to the signage - the existing and proposed signs are just normal inoffensive signs - they are in keeping with the front of the building - they help it continue to look like an old pub - which is of course what it is.**

- An assessment of the impact of the works on the special architectural or historic interest of the building and its significance, including a description of any potential benefits or harm to that interest;

#### **Cobbles -**

**Keeping the cobbles there be they loose or otherwise is clearly the right thing to do. There's no harm here, it's beneficial to keep the old cobbles (aesthetic) & for them to be as safe as possible whilst not going against the listing.**

#### **Extractor -**

**There's no harm with the new extractor arguably there was with the old one, it was noisy, it stank & it polluted - not pleasant for anyone nearby.**

**The new one is silent, it doesn't smell & it doesn't pollute - this is clearly a massive improvement to anyone nearby.**

**It also looks better - & at the rear of the building (where the old one was) it cannot be seen from the front of the building - it's only visible at the back.**

**Signage -**

**The signs emphasise the historic significance of the pub - that's a good thing.**

- A summary of the options considered for the purpose of achieving the objective referred to in point b) and the reasons why the proposals to which the application relates are preferred;

**Cobbles -**

**We thought making the cobbles safe (whilst keeping them) was the right thing to do. The officer who attended (no problem) thinks they would have been better left loose - no problem, we will do this.**

**I don't think any options were considered really - it just got done.**

**Extractor -**

**The tenant may have briefly considered not updating the extractor but in the end it was obvious & essential - you don't fit a shiny new modern kitchen with a powerful gas range and not make sure the extraction is efficient & safe. In fact I would argue that it would probably have been illegal not to address the extraction - you've got to have good extraction for gas or it would be dangerous.**

**Signs -**

**He's a new tenant of the pub and he just wants the signs to reflect his business not the previous one - that's why it's the 'preferred' option - in fairness most of it's the same as before, he hasn't changed the name of the pub, he's just added 'Little India' so people know what they are getting.**

- Subject to \* a description of how any issues relating to access which arise in relation to the works have been dealt with.

**\*point f does not apply in relation to applications for Listed Building Consent for works which would affect the means of access to, or within, any part of a listed building which is used as a private dwelling.**

**None of this is applicable - none of the points are to do with access.**

## Conservation Area Consent

A Heritage Impact Statement accompanying a Conservation Area Consent must contain the following;

- A description of the proposed works, including a schedule of works;

**(I have copied the same answer from the Heritage Statement)**

### **Cobbles -**

**Some small cobbles at the front of the pub became loose, they may or may not be original - no way of knowing. The tenant re-fixed them to make them safe so people wouldn't trip - they are not covered just put back. Your officer has seen them, he indicated that we should just let them loosen over time (which they will) & then just leave them.**

**There's no schedule of works etc for this. It's been done, it never occurred to the tenant this might be an issue - he just did it.**

### **Extractor -**

**Firstly we took advice from an officer years ago about replacing the old, dirty & polluting kitchen extractor with as near as possible similar one - although of course a replacement would be cleaner & more efficient. The officer told us there would be no problem if we were just more or less replacing like for like - no application needed, so the tenant just got the work done when he upgraded his kitchen. This is why the application is retrospective - we had been told it wasn't needed.**

**The old black external extractor (it was boxed shape) that stuck out of the back of the kitchen has been replaced with a similar (admittedly it's round & silver).**

### **Signs -**

**There have been pub signs on the building for hundreds of years, largely as far as I can ascertain in the same location and of similar size. The colours & exact wording have varied over the years as the signs are weathered or too old etc. The tenant of the pub wants to change the signs to reflect his business, he is keen to keep the look of the pub signs (traditional) but he needs different words.**

**He hasn't done this yet, he's waiting for the ok from you - however the current signs that are in place are not the ones that were there when you listed the pub - they've been amended / reworded many times over the years by different owners - to add things like a website address or new phone number etc. It never occurred to anyone that any kind of permission would be needed.**

- An explanation of the objective that the demolition works are intended to achieve and why demolition is desirable or necessary;

**There is no demolition.**

- A description of the contribution any building which is proposed to be demolished makes to the character or appearance of the conservation area;

**Nothing is being demolished.**

- An assessment of the impact of the demolition works on the character or appearance of the conservation area, including a description of any potential benefits or harm to the character and appearance of the area;

**There is no demolition - so there is no impact.**

- A summary of the options considered for the purposes of achieving point b) and the reasons why demolition is preferred.

**I can't do this - there were no options considered, there is no demolition.**