

Ref: 0833

## Heritage Statement

Flat 11

Posting House

Tring Station

Tring

HP23 5QS



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Date of Issue  
March 2023

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0833	Flat 11, Posting House	1	March 2023	KH	HE	OS

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## Introduction

### **The Author**

Katherine Harrison, is a fully accredited member of the Institute of Historic Building Conservation (IHBC), holds a master's degree in Building's History from Cambridge University, a Postgraduate Certificate in Historic Conservation from Oxford Brookes University, and a bachelor's in Fine Art from Goldsmiths University of London.

Prior to her employment at Janus Conservation, she worked for 7 years as a specialist Conservation Officer advising on all aspects of the management of historic buildings and areas at South Northants District Council.

### **The Report**

This Heritage Statement establishes the historic development and significance of the Grade II listed Posting House, to inform the assessment of the impact of any future development proposals. It has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF) (paragraphs 194, 195, 197, 199, 201) and local planning policies within the Dacorum Local Plan and Core Strategy. It also takes account of the relevant Historic England guidance, most notably their best practice guidance document, Conservation Principles (2008 and revised 2017).

The knowledge of the site has been derived from a site visit undertaken by Katherine Harrison and supported by archive and desk-based research.

The report is not a detailed record, or assessment, of building fabric.



*Figure 1: Aerial view of Posting House - Site location highlighted in red.*

## Context

Flat 11 is part of the Grade II listed Posting House (formerly the Royal Hotel) located within Tring Station area just east of central Tring. The property is not located within a conservation area and is the only listed building within 100m however it does lie in close proximity (north-west) to the Scheduled Ancient Monument 'Stool Baulk'.



Figure 2: The distribution of Listed Buildings in 100m of the site is shown in map above taken from Historic England webpage 'Search the List'. A blue triangle on the map represents a listed building - site location highlighted in red.

## Historical Development



*Figure 3: Photo taken circa 1900s of the Posting House, Railway Cottages, and the original Mission Hall.*

Excavations in and around Tring suggest historic occupation as early as the Roman period. The Domesday survey of 1086 describes a Manor of dominant influence held by the crown and a succession of religious houses including the Abbey of Faversham which secured the town's market charter in 1315. The town also has connections to first president of the USA George Washington, whose great grandfather was born and raised in Tring, and the Rothschilds whose influence shaped the development of the town in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

The end of the 18th Century saw the development of the Grand Junction Canal which introduced coal, bricks and slates into the area whilst flour and farm produce were exported for distant markets. The dawn of the industrial revolution in 1823 saw northern businessman William Kay build a silk mill within the town which employed over 600 people and required the development of new housing on the western side of Tring. As well as a silk mill there was also a bank established and brewery built which saw the influx of a number of pubs within the area.

In 1835, the London and Birmingham Railway was built alongside the canal. The railway was never intended to pass through Tring itself nor even to have a station here but local traders, against the will of the Rothschilds, petitioned the company to provide one as near as possible. The line opened in 1837 putting London within an hour's journey.

In 1838, the Posting House (formerly the Royal Hotel and Harcourt Arms) was commenced under the superintendence of the Railway Company's architect Mr George Aitchison Snr (1792-1881). The building was completed in 1839 and described in the Bucks Herald as;

*"London and Birmingham Railway – Harcourt Arms Hotel and Posting House Tring Station. The public are respectfully informed that the above Hotel is now open for their accommodation, where every attention will be paid to their comfort and convenience. Horses and Vehicles always in readiness to convey Passengers from the above Station, and lock-up Coach Houses."*

The Posting House soon became a center for hunting activities and the hotels very large yard accommodated local stag and fox hunts. The following appeared in The New Sporting Magazine in 1846;

*". . . the station of the London and Birmingham Railway at Euston-grove is a proper introduction to a most proper line, where they carry you and charge you like a gentleman: your gentry like good accommodation on good terms. By this rail you reach Tring in an*

*hour or so, where there is a very excellent hostel, and cherry-brandy to match — the former the Harcourt Arms.*

The 1851 census records that the now renamed Posting House had 17 grooms living on the premises, as well as other staff. The hotel also appears to have boasted a ballroom, as an advertisement for the Tring Ball suggested. The building remained as hotel and public house well into the 20th Century before being converted into private residential apartments at the beginning of the 2000s.

As for the railway, it has seen many changes over the years, the track-bed has twice been widened, first to accommodate three tracks (1859) and then four (1876), extensive goods sidings have been built and then replaced by car parks, station buildings have been demolished (together with their public conveniences), and the Railway has been electrified. The few remaining elements of this industrial past lie in the long straight road leading to the Town, the row of station cottages at its eastern end, and the Posting House.

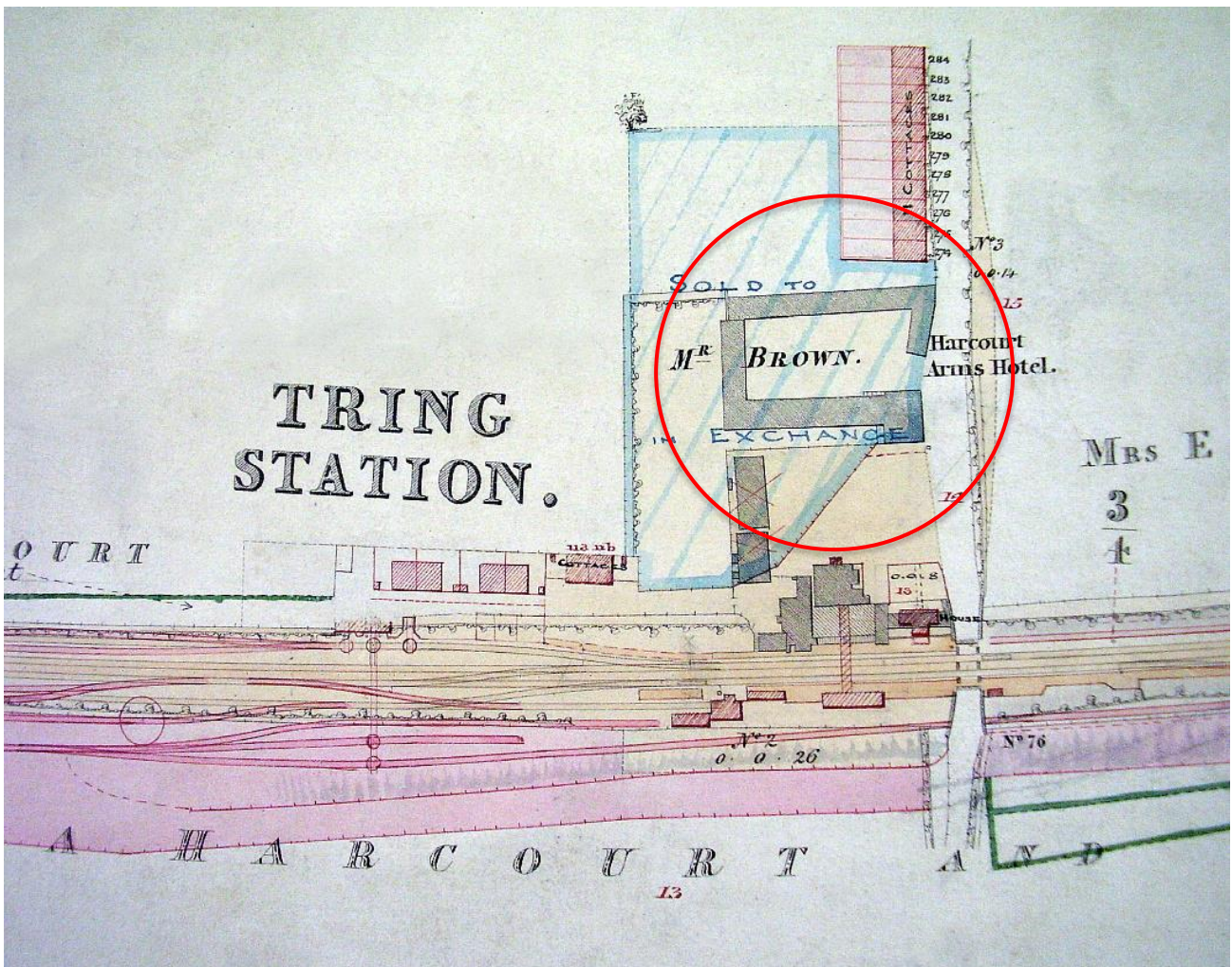


Figure 4: 1870s plan of Tring Station and associated buildings. Posting House (formerly Harcourt Arms Hotel) highlighted in red.



## Historic Map Regression

Historic maps are helpful in identifying contextual changes to heritage assets, from the wider landscape scale down to the streetscape level and even to the changes in the footprint of the asset. This all contributes to the understanding of character and significance.

As will be identified below there has been limited change to the building since its construction in the 1830s. Towards the end of the 19th Century the hotel was extended north-west to create a fully U-plan complex. The site remained in public use until the early 2000s when it was converted into private apartments. Formerly the Harcourt Arms, then the Royal Hotel, today the site is known as the Posting House.

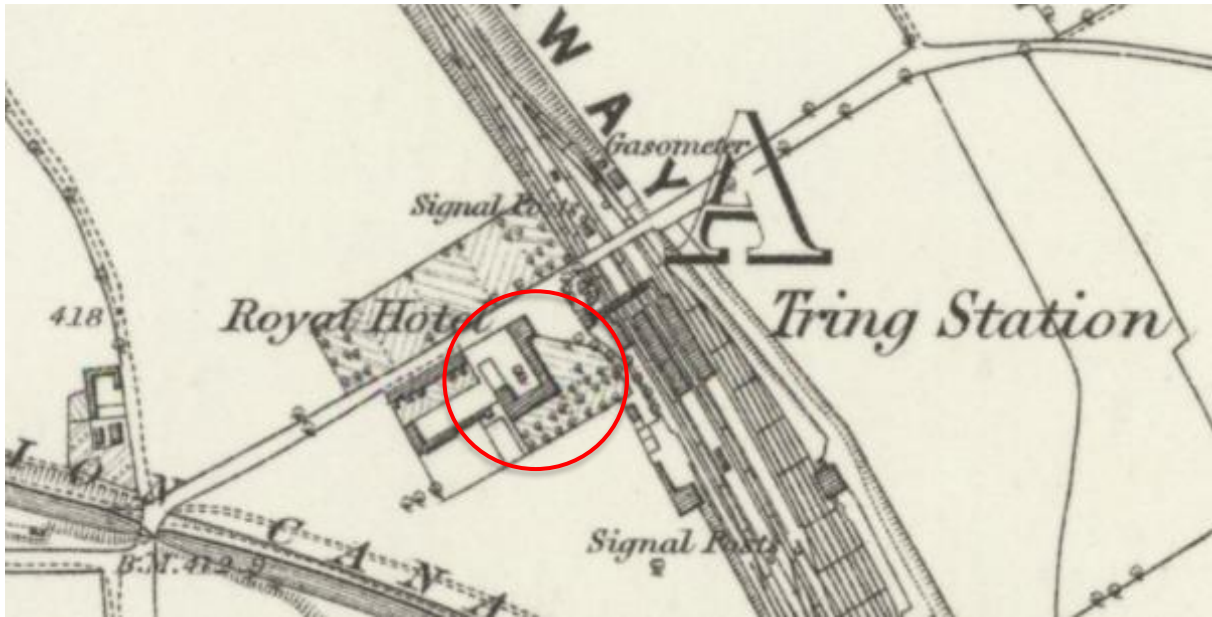


Figure 5: Hertfordshire Sheet XXV Surveyed: 1877 to 1879, Published: 1884  
Approx. site location highlighted in red.

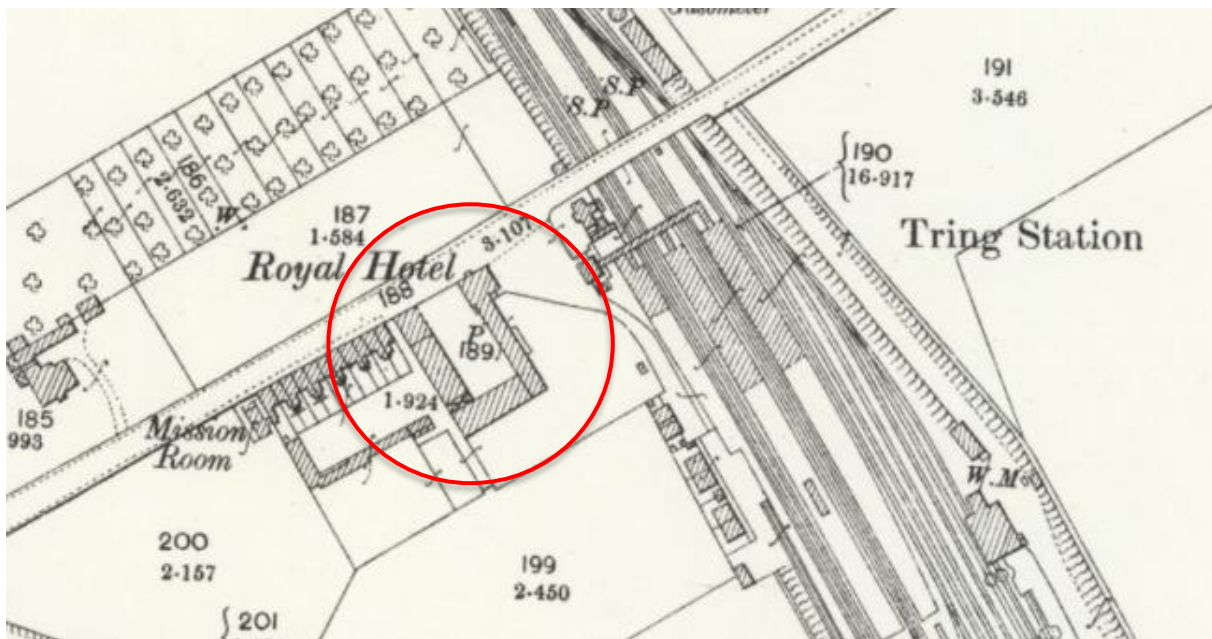


Figure 6: Hertfordshire XXV.11 Revised: 1897, Published: 1898  
Approx. site location highlighted in red.



Figure 7: Hertfordshire XXV.11 Revised: 1922, Published: 1924  
Approx site location highlighted in red.

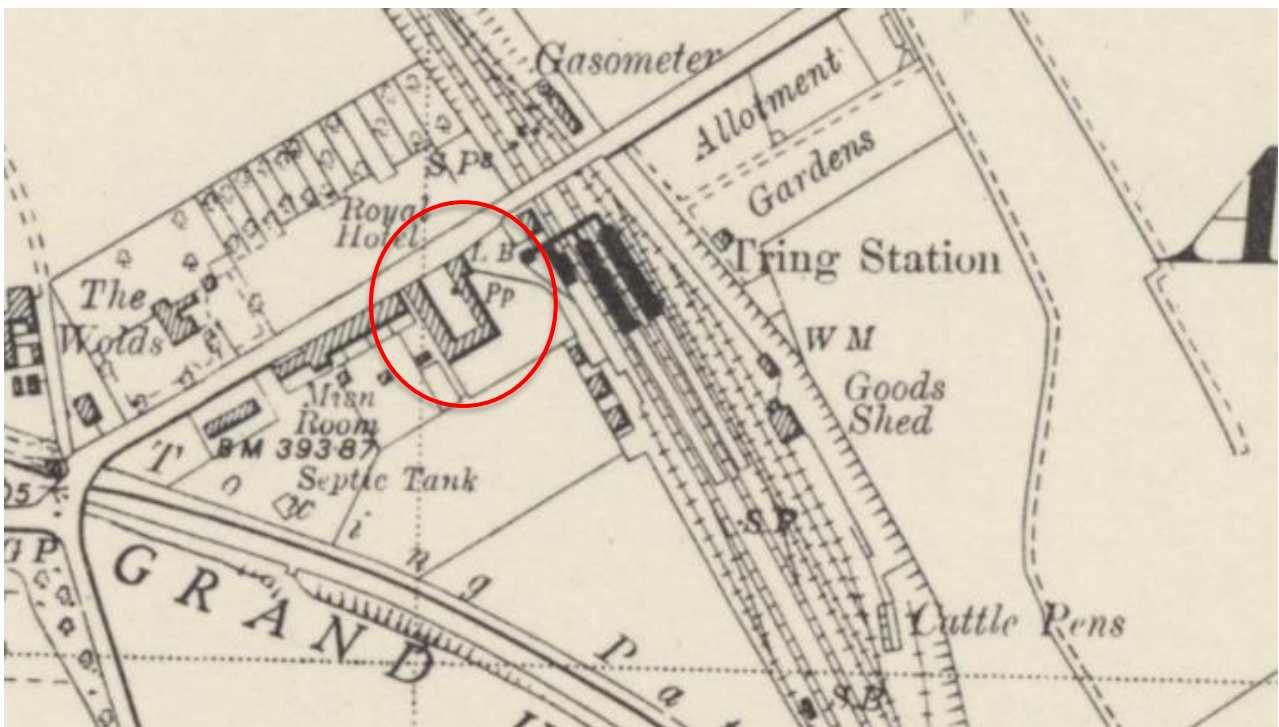


Figure 8: Hertfordshire Sheet XXV.SE Revised: 1950 to 1951, Published: 1953  
Approx. site location highlighted in red.

## Heritage Appraisal: Flat 11, Posting House



*Figure 9: Photo taken c.1900s of the Posting House which is listed at the Royal Hotel however was once also known as the Harcourt Arms or Harcourt Arms Hotel.*

### External

The Posting House was built in 1838 for John Brown, a brewer, under the instruction of Mr George Aitchison Snr and the London and Birmingham Railway Company. The south wing was rebuilt in the 1860s for Lord Lonsdale and was further modified in 1937.

The principal part of the building is stuccoed brick and painted brick; yellow stock brick has been used for the projecting wings. The three-storey principal building with cellar sits under a hipped slate roof with plastered soffits to wide overhangs. The north front is symmetrical and lined to give the impression of ashlar on a plinth. There are also regularly spaced pilasters at the corners and flanking the central porch bay.

The fenestration is predominantly recessed sash windows with moulded surrounds. There are unique margin lights to each sash which add to the character to the building. These margin lights are echoed through the glazing of the large double doors and rectangular fanlight at the entrance. The large central porch on the north elevation is defined by fluted wooden columns on low square bases with full entablature. Surmounted on top is a decorative cast-iron balustrade thought to be original. There was once a similar entrance to the south-east wing however that has since been removed. Hand painted signage has been reinstated to the east and west elevations which contributes to the character of the building and its former use.

The wings to the south and west side of the courtyard, formerly stables to the hotel, are not covered by the listing. Flat 11 occupies the ground floor of the principal building and as such has access through the front door facing the main thoroughfare.

As found today, the relatively large scale, and decorative frontage of the Posting House makes this building a prominent part of the street scene adjacent to the station. This prominence is typical of public houses/hotels, which benefit from increased visibility within the street scene as a hub of local social activity. Historically, its landmark quality would have been enhanced by soft landscaping to the south and east. The prominence of the building within the street scene allows a clear appreciation of its historic use as a former hotel and public house, and of the attractive frontage of the building.



*Figure 10: North-east elevation of the Posting House.*



*Figure 11: North (front) elevation of the Posting House.*



*Figure 12: Flat 11- open plan living area, note the high ceilings with cornicing and picture rail, as well as the original brick fireplace and timber shutters to windows.*

### **Internal**

Internally the principal building has been subdivided into 5 individual apartments. As mentioned, the apartment which is subject of this application is located on the ground floor in the north-west corner of the building. Split over two floors, the bedrooms, bathroom, and utility are all located in the former cellar of the building accessed via stairs on the ground floor in the location of what was once the hotel office. Due to the 'service' nature of the subterranean space there is little to no architectural detailing of merit save for an external cellar door.

The ground floor rooms consist of an open plan living and dining room with a small kitchen and entrance hall. Originally the space is thought to have been the former 'Royal Bar' to the hotel. Typical architectural details of the period survive such as the high ceilings with cornicing and picture rail, a brick fireplace, and wooden shutters to each of the windows.

The kitchen is located just behind the entrance hall and was subdivided by a small section of wall through the middle which created a larder. This wall has subsequently been removed to create a larger, more accessible kitchen. Originally this space would have been the servery to the bar, and it is likely that this small section of wall was a later insert to further divide the 'Royal Bar' from the adjacent 'Carlton Bar' (now apartment no. 10). Due to lack of documentary evidence such as interior photographs and floorplans it is difficult to say for certain what the original plan form would have been. The subdivision of the building into separate apartments has arguably diminished this character however not to the extent that remnants of the original plan form are no longer legible. Despite this change of use and alteration, the survival of some traditional, high-quality features internally accumulates to create a residence which is distinctive, and which enhances the special interest of the building as a good example of the building type.



*Figure 13: Flat 11- open plan living and dining area. Note the stairs were inserted during the renovation in the early 2000s to gain access to the cellar where 2 bedrooms, a bathroom, and utility were inserted.*



*Figure 14: Flat 11- open plan living and dining area. Historically this space would have always been open plan with a servery and bar running along the left-hand side of the room. This space was once referred to as the 'Royal Bar'.*



Figure 15: Flat 11- kitchen located off open plan living and dining area. The kitchen would have originally been the location of the servery and bar area.

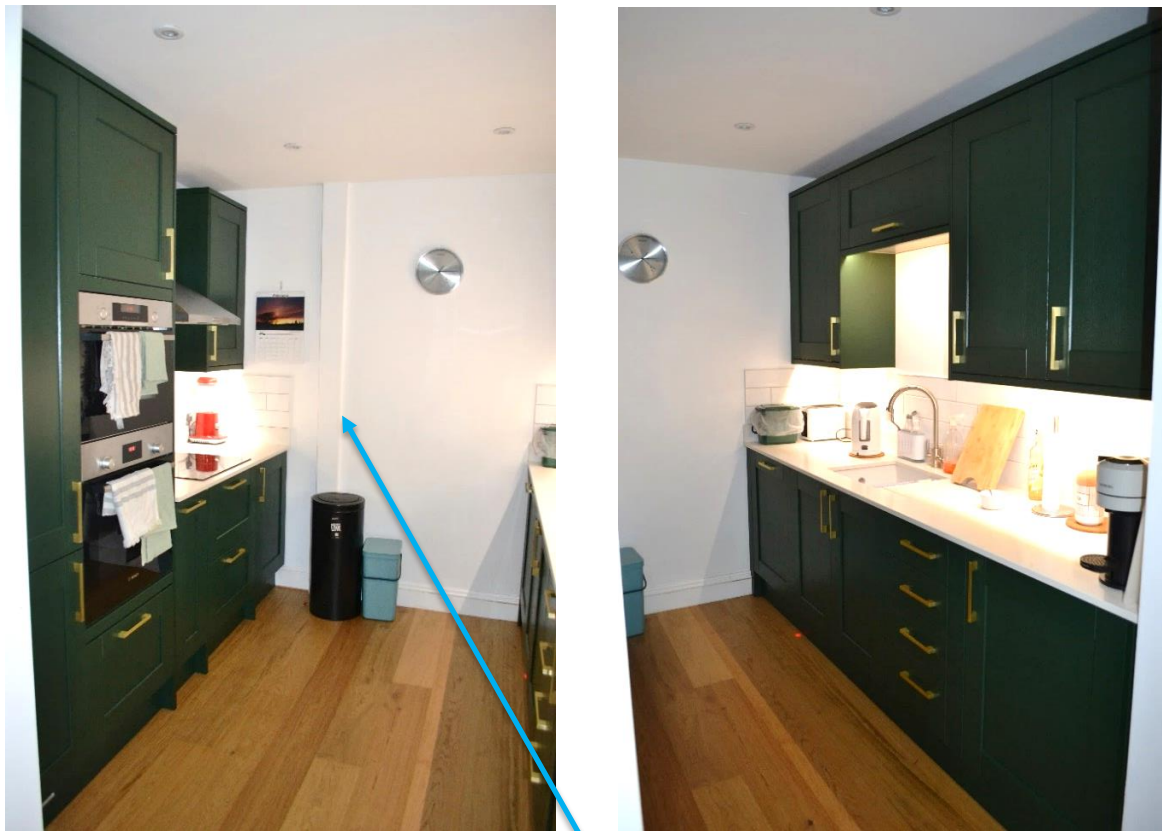


Figure 16: Flat 11- in the left photograph note the small remainder of the former wall which once divided the kitchen to create a larder (highlighted in blue). The removal of this wall has not adversely impacted the overall legibility of the space due to the level of renovation already undertaken.

## Critical Assessment

The assessment of significance is based on the characteristic of heritage values as expressed by Historic England in Conservation Principles (2008 Revised 2017), which defines value as ‘an aspect of worth or importance... attached by people to qualities of place’. See [Appendix B](#) for criteria.

Heritage Value: Evidential	Rating: Low-Medium
<p><b>Explanation:</b></p> <p>The structure and external fabric of the building have intrinsic evidential value as an example of a public house/hotel which dates from the early 19th Century. The attached rear wing has intrinsic evidential value as later phase in the morphological development of the property as it evolved into a larger Posting House.</p> <p>Whilst elements of the plan form and former use are still legible, the evidential value of remaining internal architectural features has been diminished through the cumulative impact of the loss of original features through successive refurbishment in the 21st Century.</p>	
Heritage Value: Historical	Rating: Low-Medium
<p><b>Explanation:</b></p> <p>The Posting House is associated with eminent industrial architect George Aitchison Snr who, as well as designing the Posting House and various other (now lost) buildings around Tring station, also designed buildings in Fleet Street and Pall Mall.</p> <p>The pseudo association to the Rothschilds who had some influence on the location of the building also contributes to the historical value of the asset.</p> <p>Whilst the Posting House does not appear to have been the site of any historic importance, event, or figures- the building has had events of local importance hosted there.</p> <p>It is considered that the flat, as a sum part of the whole building, is of low/moderate historic value. The ground floor, which would have been the principal function rooms, is of low historical value.</p>	
Heritage Value: Aesthetic	Rating: Low-Medium
<p><b>Explanation:</b></p> <p>The aesthetic value of the Posting House is primarily derived from the historic and architectural character of its principal street elevations. Taken together, the stuccoed brick, uniquely designed sash windows, hand-painted signage, and large porch mean that this building is easily distinguishable as a public building. As well as the detailing of the principal elevations, the scale and massing of the Posting House help the building to stand out visually in the street scene, thereby reinforcing its role as a landmark within the street and local society.</p>	



Limited architectural detailing survives internally however, elements do survive such as cornicing, picture rails, and shutters to each of the sash windows which help contribute to the overall aesthetic value of the building.

Overall, the internal features of Flat 11 are thought to be of low value. The external elevations, arguably the most important feature of the building, are thought to be of medium value.

Heritage Value:

Communal

Rating:

Negligible-Low

The building was originally constructed as a hotel and was used throughout the 20th Century as a public house. Today the building has been converted into private residences and therefore its interaction with the public is limited.

Communal significance may be drawn from the contribution the building makes to the composition of the Tring area as a whole, forming an illustrative history from where the local population can draw a sense of history and understanding.

This has resulted in the communal significance of the building being considered to be negligible-low.

### Summary of Significance

The **evidential, historical, and aesthetic value** of Flat 11, Posting House is considered to be **low-medium**.

The special architectural interest of the Posting House as a whole is primarily derived from the historic and architectural character of its principal street elevations, which have undergone little alteration and are generally well-preserved. Overall, the frontage and street elevations are typical of this building type and display high-quality materials and attractive detailing which help this building to stand out visually in the street scene, thereby reinforcing its role as a landmark within the street and local society.

The extent of modern intervention to the internal plan form means that as found today, the internal layout now makes a more limited contribution to the heritage significance of the listed building. Some fragmentary historic elements of key features and decorative fabric have survived, and these elements contribute to the special interest of the listed building, where they provide some indication of the historic plan form and public function as part of the public house. However, these are patchy and incomplete, and consequently are of lesser interest, relative to the principal elevations and surviving external architectural features.

The now private nature of the building has resulted in its communal value being defined as **negligible-low**.

### Appendix A: Listed Building Entry

# THE ROYAL HOTEL

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1078049**

Date first listed: **11-Feb-1982**

List Entry Name: **THE ROYAL HOTEL**

Statutory Address 1: **THE ROYAL HOTEL, STATION ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**Corrections and minor amendments** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **THE ROYAL HOTEL, STATION ROAD**

The building or site itself may lie within the boundary of more than one authority.

County: **Hertfordshire**

District: **Dacorum (District Authority)**

Parish: **Aldbury**

National Grid Reference: **SP 95028 12209**

## Details

SP 91 SE, 5/6

ALDBURY, STATION ROAD (south side), Tring Station

The Royal Hotel

11.02.82

II

Hotel. 1838 for John Brown, a brewer of Tring, under arrangement with The London and Birmingham Railway Company. South wing rebuilt in brick in 1860's for Lord Lonsdale and further modified in 1937. Stuccoed brick, painted brick to west end facing yard, and yellow stock brick to south wing. Hipped slate roofs with plastered soffits to wide overhangs. A large square 3-storeys above cellar building facing north, with a long lower 2-storeyed south wing. Symmetrical north front lined as ashlar with plinth and regularly-spaced pilasters at comers and flanking the central porch bay. Three windows wide with lower second-storey windows and end chimneys. Recessed sash windows with moulded surrounds and unusual margin lights to each sash with central division and vertical sub-divisions. Large square open porch with pilasters and fluted wooded columns, low square bases, abaci and full entablature surmounted by a simple decorative cast-iron balustrade. Steps and margin light glazing to the double doors, and rectangular fanlight. Similar rectangular open porch with balustrade to entrance in south-east angle with rear wing. East end facing station has plinth comer pilasters and a central sash window to each floor. 10 recessed sash windows to south wing. Originally named The Harcourt Arms, but the name was changed between 1845 and 1851 (R.C.H.M. manuscript).

Note: the former stables ranges on the south and west sides of the courtyard to the west of the hotel are not included in this or any other list.

Listing NGR: SP9502812209

## Legacy

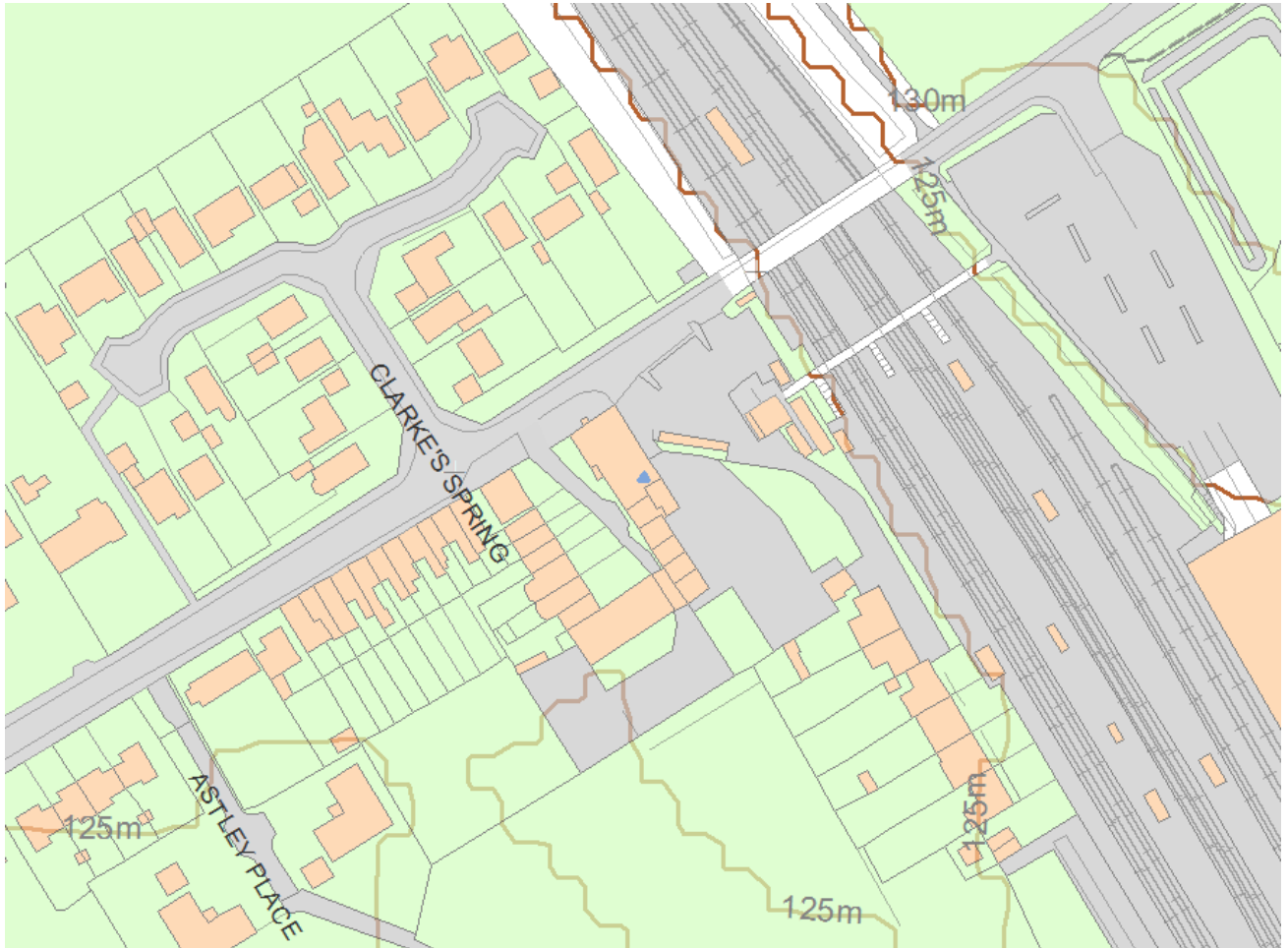
The contents of this record have been generated from a legacy data system.

Legacy System number: **355642**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 27-Feb-2023 at 13:43:26.

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(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

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## Appendix B: Significance Assessment Criteria

Historic England in Conservation Principles, Policies and Guidance (2008 revised 2017) identify four principal heritage values:

Value	Description
Evidential	Deriving from the potential of a place to yield evidence about past human activity.
Historical	Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.
Aesthetic	Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	Deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

The National Policy Planning Framework (NPPF) Updated 2021) suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which are essentially the same as the Historic England values. The NPPF also points out that significance derives not only from a heritage asset's physical presence, but also from its setting, being the surroundings in which it is experienced.

Assessing the significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to significant places.

Value / Criteria	Description
Very High Building/site/area of international significance.	Sites, buildings, monuments, or landscapes of international significance and listed on the World Heritage Site List, or other sites, buildings, monuments, or landscapes of comparable quality.
High Building/site/area of national significance.	Listed Buildings Grade I, Grade II*, Conservation Areas (containing very important buildings) Scheduled Monuments, non-designated sites or assets of comparable quality, Registered battlefields, Registered Parks and Gardens Grade I and Grade II*. An aspect (e.g., structure or feature) that strongly contributes to significance.
Medium Building/site/area of national significance.	Listed Buildings Grade II, Conservation Areas, Historic Townscapes, Registered Parks, and Gardens Grade II. An aspect (e.g., structure or feature) that makes a moderate contribution to significance.
Low Buildings/sites/areas of regional / local significance.	Buildings and areas of local interest, sites and archaeological remains which are not of national importance, historic landscapes of regional/county importance. An aspect (e.g., structure or feature) that makes a lesser contribution to significance.
Negligible Buildings /Sites / Areas of little or no significance.	Buildings/sites/areas of little or no significance. An aspect (e.g., structure or feature) that has little or no value and therefore does not impact significance, either positively or negatively.
Negative	An aspect (structure or feature) that detracts from the significance of the building.



## Appendix C: Local and National Relevant Planning Policies & Legislation

The Planning (Listed Buildings and Conservation Areas) Act (1990) (“the Act”) contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions. Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) imposes the same duty in respect of a conservation area and directs that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

### National Planning Policy

The National Planning Policy Framework 2021 (NPPF), the Historic England ‘Planning for the Historic Environment Practice Guide’ and the Historic England Good Practice Advice documents (advice notes 2 and 3) are relevant to the content of this report and the consideration of any application. The government objective is that heritage assets (which includes listed buildings and their settings) should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

### National Planning Policy Framework

Chapter 16 ‘Conserving and Enhancing the Historic Environment’. This states that heritage assets should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

**Paragraph 194** states that when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on that significance.

**Paragraph 195** identifies that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

**Paragraph 197** sets out that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development makes a positive contribution to local character and distinctiveness.

**Paragraph 199** states 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

**Paragraph 201** states that where a proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

### **Planning for the Historic Environment Practice Guide (English Heritage, 2010)**

Although the NPPF superseded Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy, the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

Paragraph 58 of the Practice Guide and the Historic England Good Practice Notes 2 and 3 advocate the methods of investigating the significance of a heritage asset. In particular it advocates that three steps should be carried out when preparing an assessment including:

- Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the NMR, and other relevant statutory sources of information that would provide an understanding of the history of the place and the value the asset holds for society.
- Examine the asset and its setting.
- Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding.

A number of other steps are suggested as appropriate, subject to the nature of the asset and the proposed works.

In the case of this application the records which have been investigated include:

- The Heritage Gateway.
- The planning records and planning policy Documents held by Westminster Council
- Historic England Website

### **Historic England Good Practice Advice Notes and Guidance Notes**

**Advice Note 2** titled ‘Managing Significance in Decision-Taking in the Historic Environment’ and Advice Note 3 titled ‘The Setting of Heritage Assets’ are relevant to the consideration of this application.

**Advice Note 2** highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic, and evidential value. The Assessment of Significance at Section 5.0 identifies the value attached to the setting and significance of the surrounding heritage assets.

**Advice Note 3** in relation to the impact of development on the setting of listed buildings, highlights the steps which should be taken when assessing the significance of heritage assets. The curtilage, character and context of a heritage asset must be taken into consideration during assessment. This has been carefully considered as part of the assessment provided.

## **Dacorum Local Plan (2020-2038)**

Dacorum Local Plan (2020-2038) Emerging Strategy for Growth from 29 November 2020 to 28 February 2021 has been consulted upon. This set out the preferred approach to accommodating growth across Dacorum, the sites they are proposing and the draft policies that will deliver these and control other development within the borough.

Once adopted, the new Dacorum Local Plan will replace the Site Allocations Development Plan Document (2016), Core Strategy (2013) and 'saved policies' from the Dacorum Borough Local Plan (2004). Until then the current Local Plan 2011 is still valid.

## **Dacorum Borough Council Local Plan 2011**

### **POLICY 119 DEVELOPMENT AFFECTING LISTED BUILDINGS**

There is a general presumption in favour of the preservation of listed buildings of special architectural or historic interest. Proposals for the demolition or replacement of a listed buildings will not be permitted without the strongest justification, taking into account:

(a) the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its current use;

(b) whether genuine efforts have been made without success to continue the present use or to find compatible alternative uses for the building;

(c) the merits of alternative proposals for the site, such as where proposed works would bring substantial benefits to the community.

The following issues will be taken into account in considering all applications for listed building consent:

(i) the importance of the building, its intrinsic architectural and historic interest and rarity in both national and local terms

(ii) the particular physical features of the building which justify its inclusion in the list;

(iii) the building's setting and its contribution to the local scene; and

(iv) the extent to which the proposed works would bring substantial benefits for the community.

Changes of use and the need for them must be compatible with the fabric, interior and setting of the listed building.

The following measures will be used, where appropriate, to ensure the retention of listed buildings:

(a) advice and financial assistance to be given on the repair and maintenance of listed buildings;

(b) the serving of a Repairs Notice under section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990;

(c) the execution of works considered urgently necessary for the preservation of a listed building under section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990;

(d) the compulsory acquisition of a listed building in need of repair under Section 47 of the Planning (Listed Buildings and Conservation Areas) Act 1990;

(e) in exceptional circumstances, the granting of permission for a non-conforming use of a listed building provided it can be clearly demonstrated that it would be the only viable means of securing the retention of the building; and

(f) the sensitive application of building regulations where normal building methods and standards would not result in the preservation and/or enhancement of the special character of a listed building (unless this would be prejudicial to public safety).

Consent to alter or extend listed buildings will only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the scale, proportion and external and internal appearance or historic character of the building to which it relates. Developers may be required to submit information in the form of an impact assessment of the development before the planning application is determined.

Every effort will be made to ensure that any new development liable to affect the character of an adjacent listed building will be of such a scale and appearance, and will make use of such materials, as will retain the character and setting of the listed building.

In considering applications for listed building consent, the treatment of the building's interior will be given particular consideration. Proposals involving the loss of internal architectural features of the building or works adversely affecting its special character and interest will be resisted. As such the sub-division of historically and architecturally important rooms and gardens should be avoided.

The conversion of listed farm buildings (in particular timber framed barns) to residential use will not be permitted unless it can be satisfactorily demonstrated that the conversion will not adversely affect the character and appearance of the building.

In certain circumstances a condition may be attached to a listed building consent requiring a suitable programme for the recording of features that would either be destroyed or could be revealed during the course of the work.

The Council will consider the use of listed building enforcement action where a breach of listed building control has been identified and it is considered that work of demolition, alterations or extension results in harm to the character of a building which is of special architectural or historic interest.

Reference should also be made to the general advice provided in Supplementary Planning Guidance 'Development in Conservation Areas or Affecting Listed Buildings'.

### **Dacorum Core Strategy Adopted 25<sup>th</sup> September 2013**

#### **POLICY CS27: Quality of the Historic Environment**

All development will favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced. Development will positively conserve and enhance the appearance and character of conservation areas. Negative features and problems identified in conservation area appraisals will be ameliorated or removed.

Features of known or potential archaeological interest will be surveyed, recorded and wherever possible retained. Supplementary planning documents will provide further guidance.

## Appendix D: Planning History of Entire Site

### **New bathroom suite comprising: raise height of shower head. lower height of bath.**

10 Posting House Tring Station Tring HP23 5QS

Ref. No: 4/01392/17/LBC | Received: Thu 25 May 2017 | Validated: Tue 27 Jun 2017 | Status: Granted

### **Removal of internal wall**

10 Posting House Tring Station Tring HP23 5QS

Ref. No: 4/03166/16/LBC | Received: Fri 18 Nov 2016 | Validated: Tue 13 Dec 2016 | Status: Granted

### **Removal of internal ground floor wall**

4 Posting House Tring Station Tring HP23 5QS

Ref. No: 4/02132/16/LBC | Received: Thu 04 Aug 2016 | Validated: Thu 01 Sep 2016 | Status: Granted

### **Communal satellite dish**

Posting House Tring Station Tring HP235QR

Ref. No: 4/00223/15/LBC | Received: Thu 22 Jan 2015 | Validated: Mon 20 Jul 2015 | Status: Granted

### **Removal of stud wall**

4 Posting House Tring Station Tring HP23 5QS

Ref. No: 4/00383/14/LBC | Received: Fri 21 Feb 2014 | Validated: Mon 10 Mar 2014 | Status: Granted

### **Internal alterations**

5 Posting House Tring Station Tring HP235QS

Ref. No: 4/00637/07/LBC | Received: Tue 10 Apr 2007 | Validated: Tue 10 Apr 2007 | Status: Granted

### **Gas terminals and vents for bathrooms and kitchens**

Posting House Tring Station Tring HP235QR

Ref. No: 4/00055/07/LBC | Received: Mon 08 Jan 2007 | Validated: Mon 08 Jan 2007 | Status: Decided

### **Replace soffits**

Posting House Tring Station Tring HP235QR

Ref. No: 4/02176/05/LBC | Received: Fri 21 Oct 2005 | Validated: Fri 21 Oct 2005 | Status: Granted

### **External alterations and redecoration**

Posting House Tring Station Tring HP235QR

Ref. No: 4/01456/05/LBC | Received: Mon 11 Jul 2005 | Validated: Mon 11 Jul 2005 | Status: Granted

### **Balconies to three apartments(modification)to courtyard side of development**

Posting House Tring Station Tring Herts HP235QR

Ref. No: 4/00221/01/LBC | Received: Tue 06 Feb 2001 | Validated: Tue 06 Feb 2001 | Status: Granted

### **Internal modifications and minor alterations to window under planning permission 4/0857/97 (conversion of hotel to town houses apartments and first floor extension)**

Posting House Tring Station Tring Herts HP235QR

Ref. No: 4/02176/00/LBC | Received: Fri 08 Dec 2000 | Validated: Fri 08 Dec 2000 | Status: Decided

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