

PLANNING and LISTED
BUILDING APPLICATION
FOR

PROPOSED CHANGE OF USE FROM PUBLIC HOUSE TO
RESIDENTIAL DWELLING INCLUDING PROPOSED EXTENSION AND
DETACHED DOUBLE GARAGE

FORMER ROSE AND CROWN PUBLIC HOUSE
1 HIGH STREET ISLIP NN14 3JS



For
Mr. P Newman and Mr J Gorell Barnes

DESIGN AND ACCESS STATEMENT

Introduction

1. This document (DAS) has been produced by Alan Brown Development Services Ltd in support of a full planning application and Listed Building application to the Local Planning Authority (the LPA) for the conversion and extension of a former public house known as The Rose and Crown, located at 1 High Street Islip. The planning application also proposes the diversion of public footpath ND1, external works, landscaping and the construction of a double garage within the former car park area.
2. The scope of work involves the demolition of a series of poor quality C20 additions to the rear of the building along with the demolition of a small single storey rendered outbuilding both of which are discussed in greater detail within the Heritage Section of this document.
3. The application drawings are:-
 - B/HI/22/001 Existing Site Plan / Topographical Survey
 - B/HI/22/002 Existing Block Plan / Site Location Plan
 - B/HI/22/003 Existing Floor Plans
 - B/HI/22/004 Existing Elevations
 - B/HI/22/010 Rev A Proposed Site Plan
 - B/HI/22/012 Rev A Proposed Ground and First Floor Plans
 - B/HI/22/013 Rev A Proposed Second Floor Plan
 - B/HI/22/015 Rev A Annotated Ground and First Floor Plans describing scope of proposed alterations.
 - B/HI/22/016 Rev A Annotated Second Floor Plan describing scope of proposed alterations.
 - B/HI/22/017 Rev A Proposed Elevations (sheet 1 of 2)
 - B/HI/22/018 Rev A Proposed Elevations (sheet 2 of 2)
 - B/HI/22/020 Rev A Proposed Block Plan
 - B/HI/22/021 Rev A Proposed Garage Plan and Elevations

The application is also accompanied by:-

- Photographic Record.
- Pub Viability Assessment.
- Schedule of Alterations / Refurbishment on Listed Building.
- Bat Preliminary Survey

Pre-Application Discussions

4. An application for pre-application advice was submitted by this practice in October 2022 and registered with North Northamptonshire Council under reference NE/22/01289/QRY. The pertinent officer advise is set out below.

Principle of development:

The enquiry relates to the change of use of The Rose and Crown Public House within the settlement of Islip from a public house to residential use. The enquiry also seeks advice regarding the erection of one new build dwellings within its curtilage.

Policy 7 of the North Northamptonshire Joint Core Strategy (JCS) seeks to retain and enhance existing community services and facilities.

Criterion c) of Policy 7 states that existing facilities will be safeguarded unless it can be demonstrated that:

- i. They are no longer viable; and
- ii. No longer needed by the community they serve; and
- iii. Are not needed for any other community use or that the facility is being relocated and improved to meet the needs of the new and existing community.

If you choose to submit a Planning Application, it must include a robust viability assessment to demonstrate how your proposal meets the three criteria in Policy 7. All criteria must be met, rather than some."

" The viability assessment must also demonstrate how the pub is no longer needed by the community."

"Finally, you would have to demonstrate that the site is not needed for any other community use, such as a mixed use pub and café or other similar mixed use that would be suitable in the village location that could make the pub more viable and better serve the wider community. Similar schemes in the UK have diversified into offering an element of retail or community service; creating a community hub / cafe with a post office for example.

Opportunities for this type of alternative use should be exhausted prior to pursuing a conversion to residential.

It is also noted that the building appears to be in a relatively good condition both internally and externally and the Council do not consider the building to be at risk. Should you choose to submit a planning application particular care should be taken to retain and enhance the internal and external features of the building, for example traditional timber window frames, beams, fireplaces, plaster and joinery should all be repaired and retained where possible.

Removal of rear extensions:

The building is Listed Grade II status.

The Council would not object to the removal of the 20th century additions to the rear of the building or the detached painted red brick outbuilding, any replacement extension to the rear of the building should be subservient and particular care should be taken to ensure that the design of any replacement

extension complements and enhances the setting of the building and does not detract from its historic significance."

Diversion of Public Right Of Way

It is noted that the public footpath (ND1) currently runs adjacent to the building at the junction with High Street and continues across the car park, should you choose to submit a planning application details of the proposed diverted footpath should be included within the site plan that you submit so that the route of the proposed diversion is clear. In planning terms Officers would support the diversion of the footpath as it would reduce conflict between pedestrians and vehicles, however, the planning process is not the mechanism to formally agree this diversion and you will need to apply to the Rights of Way Team within the Highways Department to formally apply to permanently divert the route. They will also advise you of any restrictions as to the width / surfacing of the diverted right of way.

Highways Impacts in terms of parking and access

It is noted that the existing access is substandard in terms of the width of the access and pedestrian / vehicular visibility, however, a residential use would have a lesser intensification in terms of vehicle movements to and from the site and the demand for parking than a pub or other community use.

Impact on the character of the area/heritage assets:

The application site is located within the Area of Outstanding Natural Beauty (AONB) and thus, it is imperative that any new development should conserve and enhance the landscape character and natural beauty of the AONB in this location in accordance with policy 23 in the Cornwall Local Plan. Please note that great weight will be given to conserving the landscape and scenic beauty of the AONB in assessment of any future development proposal.

Supporting documents

Should you choose to submit a planning application contrary to the advice the following documents will be required as a minimum you should provide the following:

- Full set of existing and proposed plans
- Full schedule of works
- Design and Access Statement inc. Heritage Impact Assessment
- Viability Assessment including 5 years business accounts and details of efforts made to market the pub for sale or lease
- Confirmation from the rights of way team that the diversion of the right of way is acceptable"

5. The recommendations set out in the case officer's advice note have been broadly followed within this application submission. Whilst acknowledging the wording of JCS Policy 7 the officer opinion in respect of alternative 'community uses' for the building is however challenged both within this DAS and the Pub Viability Assessment due to the range of facilities already on offer in Islip.

Planning History

6. A summary of the planning history associated with the public house is set out below.

Extension to public house

Ref. No: 74/0039//OTR | Status: Application Permitted

Change of use from Public House to dwelling and erection of boundary fence

Ref. No: 06/01360/FUL | Status: Application Withdrawn

Erection of a detached open-fronted structure to be used for seating area and pool table area for the public house and the storage of firewood (retrospective)

Ref. No: 13/01963/FUL | Status: Application Refused

Erection of a detached open-fronted structure to be used for seating area and pool table area for the public house and the storage of firewood (retrospective)

Ref. No: 14/00829/LBC | Status: Application Withdrawn

Add smoking shelter. Add fence surrounding 1970's portion at rear for security. Add fence to decking area for safety. Add fence to rooftop terrace for safety. Add decking areas in garden to level out garden. Add gate in front of building.

Ref. No: 19/01393/LBC | Status: Application Permitted

Retrospective - Add smoking shelter; Add fence surrounding 1970's portion at rear for security; Add fence to decking area for safety; Add fence to rooftop terrace for safety; Add decking areas in garden to level out garden; Add gate in front of building

Ref. No: 19/01459/FUL | Status: Application Permitted

Community Engagement

7. An approach was made by the applicants to attend a Parish Council meeting to discuss the pub closure and to gauge local opinion towards its continued use as a public house or alternative community use. Islip Parish Council agreed to placing an agenda item on their March 21st 2023 meeting. A copy of the Agenda is included at Appendix A

8. During the Parish Council presentation the applicants provided a summary of information relating to the pub's trading and its subsequent closure. The details are copied below:-

- Rose & Crown purchased in 2013 – let to Islip Local Pub Ltd (at that time owned by Matt Seward).
- Trading company sold to Mark and Rachel Graham 2014 who operated the pub as tenants until its closure in December 2021.
- Islip Local Pub Ltd put into liquidation Spring 2022.
- The building is an attractive Grade II Listed property in relatively good order and repair. During our ownership the roof has been completely refurbished, insulated and the Collyweston tiles replaced and

re-laid. Several windows have also been replaced. Internally there has been extensive replastering and damp proof work.

- The property has been vacant since Spring 2022 and was put on market by a specialist pub agent (Sidney Philips) in September last year and to date we have received no offers or expressions of interest to take a lease of the building to run as a pub or restaurant.
 - Prior to the pubs closure, many events and promotions were tried to attract customers including an extensive food offer, live music and quiz nights. In addition, a grocery shop was trailed and a breakfast and tea room. The car park was also offered as overnight camping for Dormobiles. All heavily promoted using social media.
 - Trading accounts indicate the business has been trading at a loss for some time and the last operators struggled to create a viable business even with the benefit of living accommodation on site. The Rose & Crown does not have the space to create a food offer that can compete with the Woolpack Inn and there are other competing facilities (including the Working Mens Club directly opposite) within the village and in nearby Thrapston."
9. The applicants report that the Parish did not oppose the idea of change of use to residential but equally there was no guarantee of support provided during the meeting. Additionally no alternative community uses for the public house were suggested. It was suggested that a short questionnaire be issued to gauge the villages view on the future of the public house and the Parish offered to include this within their Parish magazine.
10. Following attendance at the March 2023 Parish Council meeting the applicants issued the following information to be included in the forthcoming Parish Magazine

" The Parish Councillors have met with the owners of the ex Rose and Crown PH who provided a summary update on the building since its closure in 2021.

They advise the property has been on the market for some time with a specialist pub / licenced agent (Sidney Philips) and no offers or expressions of interest have been received.

The owners have conducted a Viability test (following CAMRA's pub viability principles) which indicates that the building does not have a sustainable future as a public house. As a result, discussions have been had with North Northants Council by way of a pre planning application regarding potential alternative uses.

Following these discussions, the owners propose to submit a planning application to return the building to its former use as a single house.

The owners consider the remaining licenced facilities in the village should be more sustainable without this competition.

The Parish Council now ask whether any residents of the village have any views on this proposed planning application".

11. As at the time of finalising this document a total of 3 responses were received to the Parish Council's request for views. 2 respondents were in favour of the proposed change of use to residential and one respondent wished to see the building reopen as a public house.

The Site and its Context

12. The application site and its context are discussed in detail within the pub viability assessment and therefore the detail is not repeated in this document.
13. The building is Grade II listed and viewed from the High Street is an attractive building forming a strong presence on the street scene. The original building dates to 1691 and is constructed from squared coursed limestone under a Collyweston slate roof with a gable parapet to the north elevations and a series of detailed chimney stacks. The rear additions however destroy the character of the original building. The series of extensions scheduled in paragraph 6, which were added during the 1970's, are poorly designed and the single / 2 storey addition to the south is poorly constructed.
14. A public right of way (known as footpath ND1) extends from the junction of High Street / Mill Road and extends eastwards through the centre of the site. Its approximate position is shown on drawing B/HI/22/002 (extract copied below). It is proposed to divert the PRoW to follow the northern boundary of the site, before picking up the existing route at the eastern site boundary.



PRoW ND1 shown in Dashed Line



Proposed PRoW Diversion Route (blue dotted)

Heritage

15. Paragraph 194 of NPPF sets out particular requirements for any proposal affecting a heritage asset. It states:

"In 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 their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

16. Additionally, Policy 2 (Historic Environment) of the adopted North Northamptonshire Joint Core Strategy 2011-2031 (the JCS) sets out the following:-

"The distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced. Where a development would impact upon a heritage asset and/or its setting:

- a) Proposals should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance;
- b) Proposals should complement their surrounding historic environment through the form, scale, design and materials;
- c) Proposals should protect and, where possible, enhance key views and vistas of heritage assets, including of the church spires along the Nene Valley and across North Northamptonshire;
- d) Proposals should demonstrate an appreciation and understanding of the impact of development on heritage assets and their setting in order to minimise harm to these assets and their setting. Where loss of historic features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;
- e) Where appropriate, flexible solutions to the re-use of buildings and conservation of other types of heritage assets at risk will be encouraged, especially, where this will result in their removal from the 'at risk' register."

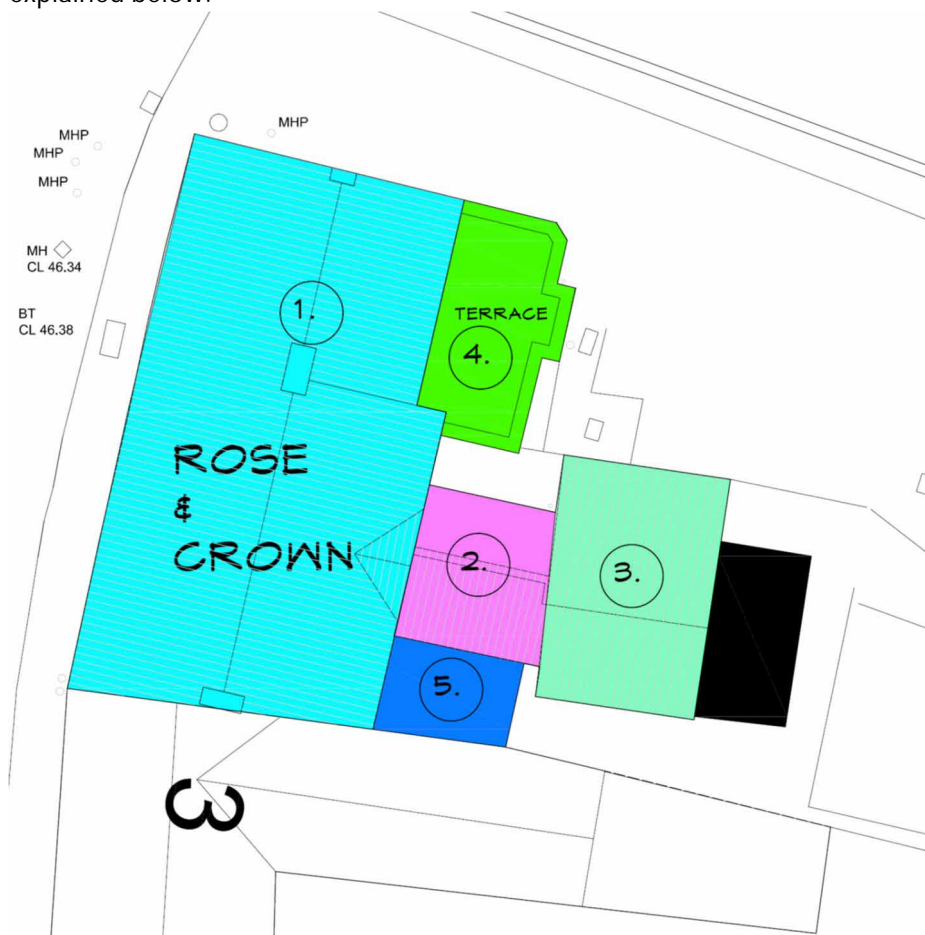
We address criterion a) to e) within this assessment.

17. The Rose and Crown Public House was first listed on 23rd May 1967 and a most recent amendment to the listing added on 31st July 1987. The building is located at Grid Reference SP 98766 79096 and is Grade II listed. The listing description is set out below.
" GV II

Public house. Dated stone E.C. 1691. Squared coursed limestone with Collyweston slate roof. 3-unit plan. 2 storeys with attic. 3-window range of C20 leaded casements under wood lintels. C19 door under wood lintel to right of centre. 2 hipped roof dormers with casement windows. Ashlar gable parapet and kneelers to left and ashlar stacks, with moulded cornices, to ridge and end. Rear roof has 2 eaves levels and central gablet. C20 extensions to rear. Interior has spine beams and remains of open fireplace.

Listing NGR: SP9876679096"

18. As previously discussed at paragraph 13 the general external and internal condition of the listed building is good but the character of the rear of the building has been ruined by 20th Century additions. The evolution of the building can be broken down into 6 sections as illustrated and explained below.



Key Diagram of Rose and Crown Evolution

19. Building Section 1 - Original structure as described within the listed description.

Building Section 2 - C20 rear addition, believed to have originally been constructed as single storey but first floor addition added in 1974 as part of the approved planning application 74/0039/OTR. The structure consists of rendered blockwork at ground floor level with Crittall windows. The first floor construction is partially pitched with a flat dormer roof construction to the north elevation of the structure. The roof structure abuts a gablet on the original roof structure.

Building Section 3 - C20 single storey rear addition providing Kitchen facilities to the former public house. Walling is again rendered masonry under a pitched roof finished with what is believed to be asbestos slate roof tiles. Windows in this element of the structure would appear to be recent UPVC replacements.

Building Section 4 - This section of building also formed part of planning application 74/0039/OTR approved in 1974. It provides toilet facilities to the former public house. It is constructed from cavity walling faced in limestone walling forming a parapet to a concealed flat roof structure. An attempt was made to match the limestone rubble walling but the raked out pointing to the extension provides a detrimental contrast to the original gable end stonework and pointing. In more recent times the flat roof area has been utilised as a terrace for the resident's accommodation. A crude timber 'hit and mis' fence sits on top of the original copings which was the subject of enforcement enquiries and a retrospective Listed Building application in 2019 (Applications 19/01459/FUL and 19/01393/LBC). It is noted that the fencing was not supported by the planning officer or Conservation Officer and a different form of balustrade protection was offered as part of the approved applications. The approved method of fencing was never implemented.

Building Section 5 - This section of building is also believed to be a C20 addition and forms the cellar area for the former public house. It is a flat roof structure which abuts the neighbouring dwelling.

Building Section 6 - The lightweight timber frame structure also formed part of the retrospective planning and listed building applications in 2019. Whilst permission was granted the structure is unsightly and would appear to have been constructed from salvaged materials. The lean-to polycarbonate roof sits over a lightweight timber frame structure, partially clad with close boarded vertical and horizontal fencing material with salvaged casement windows provided along the east elevation of the extension.

A full photographic record externally and internally of the section of buildings proposed to be demolished is included within the accompanying Schedule of Building Works document.

20. The removal of these extensions will facilitate the complete remodelling to the rear of the property. The removal of the flat roof ancillary toilet block will enable a large section of the original rear elevation of the building to be exposed and restored to its original appearance. The pitched roof gablet on the main roof slope would suggest that at some point in the past a two-storey rear addition may have abutted the main roof slope and the proposed extension seeks to reconnect to the gablet rather than the crude intersection that currently exists. The

new scheme will also compliment the proportions and design of the original structure. As such it is contended that the aims of JCS Policy 2 criterion a) to d) are met.

21. It is accepted that the building is not at risk but JCS criterion e) clearly supports a flexible approach to the re-use of heritage assets and in this instance it is contended that this should attract significantly more weight in the planning balance than JCS Policy 7 iii) for the following reasons:-
 - i/ It can be traced through the building's history that the former public house was originally constructed as a dwelling. No 1 High Street was originally built for residential use, being for the dowager of the local Drayton House Country Estate. Therefore, this planning application seeks to return the building to its former original use.
 - ii/ The accompanying Pub Viability Assessment details the excellent range of community facilities / services already provided in Islip.

Overall the proposed Change of Use will enable the building additions associated with the former commercial use to be removed thus enabling a significant enhancement to the immediate setting of the Grade II Listed Building.

22. The proposal would also involve the demolition of a curtilage listed small single storey outbuilding. However, it has already been established through the pre-application advice that the LPA see no issue with its demolition.

Scale

23. The proposed change of use would result in the creation of a 5 bedroom detached dwelling of 284.1m² gross internal area spread over 3 floors as follows:-
 - Ground Floor - 133.8m²
 - First Floor - 106m²
 - Second Floor - 44.3m²
 -
24. JCS Policy 30 Criterion b) requires that "The internal floor area of new dwellings must meet the National Space Standards as a minimum in order to provide residents with adequate space for basic furnishings, storage and activities. In both affordable and market sectors, adaptable housing designs will be encouraged in order to provide flexible internal layouts and to allow for cost-effective alterations (including extensions) as demands and lifestyles change;" Nationally Described Space Standards recommend a minimum gross internal area of 134m² for a 5 bedroom, 8 person 3 storey dwelling. The minimum recommended floor area is therefore easily achieved by the proposal.
25. The planning application also proposed the construction of a detached double garage of 41.95m² in area.
26. The application red line area equates to 0.11 hectares.

Appearance

27. Limited alterations are proposed to the original building as a result of the proposed change of use. Alterations to the existing fabric are mainly proposed to replace features that once originally existed. For example the re-introduction of window openings that clearly once existed and replacement of windows believed to have been installed following alterations and extensions during the 1970's forms part of a programme of remedial works.
28. The replacement 2 storey extension is designed to be subservient to the original building, with the use of traditional materials including matching limestone walling, stone cill detailing, purpose made hardwood flush casement windows, powder coated aluminium gutters and downpipes and clay plain tile roof tiling to complement the main collyweston roof finish.
29. The proposed detached garage, although located some distance away from the Listed Building is designed to be sympathetic to the character of the host dwelling and proposes a similar pallet of materials to that proposed on the extension of the main building.

Access

30. A regraded courtyard surfaced in permeable paving will be provided to provide parking and a vehicular turning area for the proposed dwelling. Officer advice was requested at pre-application stage to ascertain an opinion on the suitability of the existing junction with the public highway. The advice received is repeated below:-

" It is noted that the existing access is substandard in terms of the width of the access and pedestrian / vehicular visibility, however, a residential use would have a lesser intensification in terms of vehicle movements to and from the site and the demand for parking than a pub or other community use."

31. The proposed extension would provide a new secondary entrance to the proposed dwelling which would provide level access to a new entrance door providing the appropriate clear minimum width to meet current Building Regulations standards.

ISLIP PARISH COUNCIL



To All Members of the Council -You are hereby summoned to attend a meeting of Islip Parish Council on **Tuesday 21st March 2023 at 7.15pm** at the Village Hall, Islip for the purpose of transacting the following business- Jill Dickinson, Parish Clerk

AGENDA

23/166	APOLOGIES FOR ABSENCE- To approve any apologies sent to the Clerk
23/167	PUBLIC PARTICIPATION- Members of the public can address the Council for 3 minutes each through the Chair in relation to any item on the agenda, in accordance with the Standing Orders adopted by the Council
23/168	COMMUNITY MATTERS * Update from the owners of the Rose & Crown
23/169	DECLARATION OF INTERESTS To receive all declarations of interest under the Council's Code of Conduct related to business on the agenda. (Members should disclose any interests in the business to be discussed and are reminded that the disclosure of a Disclosable Pecuniary Interest will require that the member withdraws from the meeting room during the transaction of that item of business).
23/170	To confirm as correct the record of the minutes of the meeting held on Tuesday 21 st February 2023
23/171	GOVERNANCE- To co-opt to council, if a suitable candidate is available.
23/172	a) PLANNING APPLICATIONS- to discuss and comment where necessary Discuss item 23/168 re Rose and Crown.
23/173	NORTH NORTHANTS COUNCILLORS' REPORTS- For Information Only
23/174	FINANCE a) To receive and approve the Financial Reports for Feb/March and approve payments b) To note changes to Bank Mandate c) To note Correction to payment schedule d) To note implications to the Parish Council and Sports Field in regards to VAT on Sports Fields
23/175	HIGHWAYS AND FOOTPATHS
23/176	RECREATION GROUND- To receive checks from councillors and decide on any actions required- a) Update on delivery of new bins
23/177	SPORTS FIELD- To receive any updates and decide on any actions required - to be moved up the agenda as requested by Cllr Maxwell. a) To note update for Cllr Lymn re: consultant who is working on behalf of the Parish Council regarding the Sports Field arrangements.
23/178	COMMUNITY MATTERS