

Heritage Impact Statement

Change of Use/Conversion of the Noel Arms Public House to
Residential use consisting of
6No Apartments including associated parking and amenity space.

**The Noel Arms Public House
2 Bridge Street
Langham
Rutland
LE15 7HU**

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HERITAGE IMPACT STATEMENT

Document Reference 23/012/HS

Change of Use/Conversion of the Noel Arms Public House to residential use consisting of 6No apartments (3No. two bed apartments and 3No. one bed apartments) including associated parking and amenity space.

Preamble

Sidey Design Architecture has been employed to prepare a detailed planning application for Change of Use of a vacant public house to a residential mews style type residential development. The application consists of the supporting drawings, Planning Statement including viability and Heritage Impact statement. The public house has not been trading since June 2023.

History

Langham is a small, rural village whose character reflects its long history. The community of Langham values this and calls for the protection of the village status, its history and its character. The name Langham is derived from homestead being long or hemmed in.

Analysis

The Noel Arms lies towards the centre of the conservation area as indicated on Figure 1. There is no specific conservation area appraisal although there is lots of references regarding the heritage, heritage assets and conservation area setting within the Neighbourhood Plan dated October 2022. There are a number of policies within this document referring to heritage. There is also reference to the Article 4 direction that covers most of the centre of the village. See Figure 2. The NP under Section 6 Cultural Heritage and section 8 Village Character. Under section 8 there is reference to important and protected views, there is also reference to important frontages and open space. The proposal does not impact on any of these identified assets. There is also reference to housing density for new developments however as a conversion utilising an existing footprint and parking believe this is not relevant to this application.

Two objectives from the NP:

Objective CH1: Conservation Area

- All development in the Conservation Area will preserve or enhance the character and appearance of the local area.

Objective CH2: Sites of Historical Importance

- To protect and preserve the heritage of the parish by ensuring that the land, buildings and structures of historical significance are conserved for future generations.

The proposal is believed to be fully compliant with these objectives. There are only modest alterations proposed to the existing building and boundary/site and believe these proposals would have a positive impact on its setting.

The Noel Arms is not identified as a non-heritage asset within the NP.

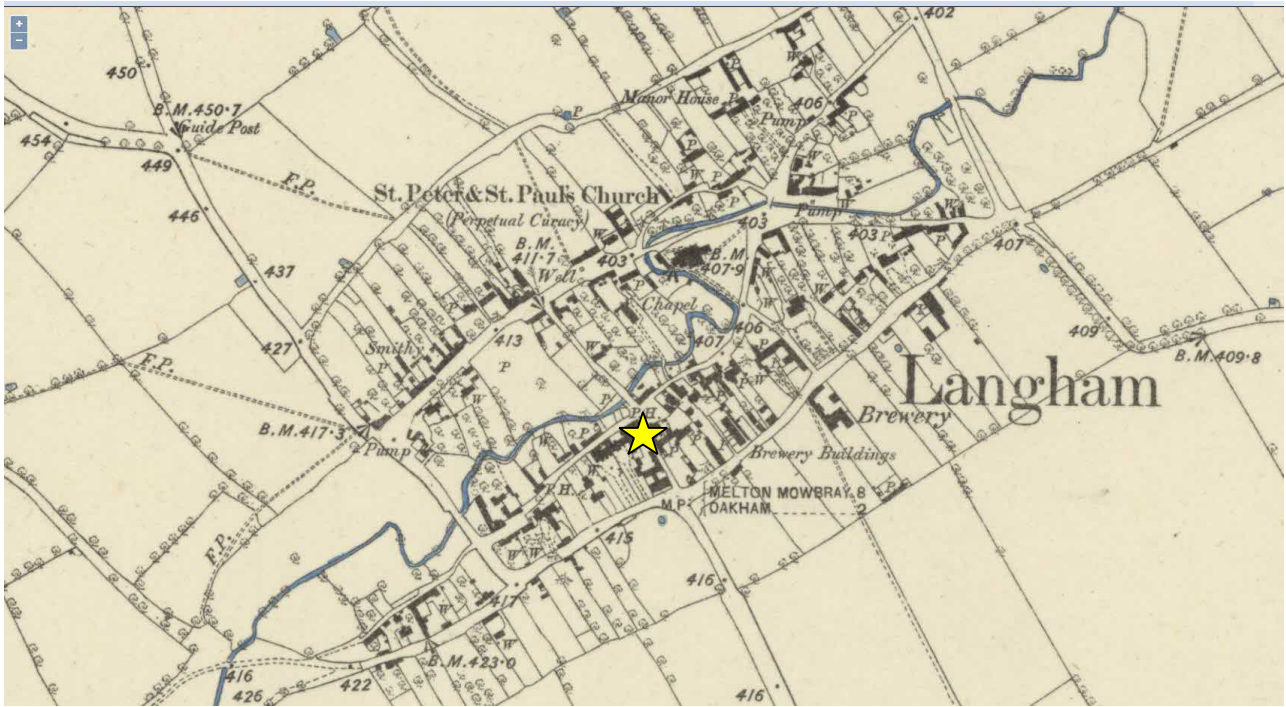


Figure 3 – Historic Map dated 1884



Figure 4 – Historic Map dated 1884

Reference to figure 4 shows that historically there were additional structures facing Bridge Street to the south east of the site. This area is now part of the car park.

Impact

Although the property is not a Listed building or identified as a non-heritage asset it is a building of historical importance in a prominent location within a conservation area setting.

Minimal changes to the historic fabric of the building are proposed as part of this change of use application however some demolition is proposed to the rear/south facing elevation including the removing the current fire exit/secondary access stairs to the first floor residential accommodation. It is also proposed to remove a non original bay window and add some door openings, but generally only existing openings will be utilised. There may be a requirement to replace some of the existing windows as part of general repairs or to meet current building regulations. Any replacement windows would be agreed by condition. These would be flush fitting casements to match existing. The intention is that the proposals would have a positive impact on the CA setting.

Currently the highway access points and extent of asphalt parking area does not contribute positively the CA setting. The intention here is to reduce the width of the access adjacent to the PH house and increase the extent of the boundary walling. There would also be some additional landscaped areas including patios, trough planting, lawned areas and ornamental trees. This would both contribute positively to the conservation area setting and improve the bio diversity of the site.

Part of the proposals would remove some of the overly large signage, wall mounted condensing units and an unsightly galvanised flue extract. Again, all seen as positive contributions to the CA setting.



Figure 5 – rear view of public house showing area of proposed demolition. All the structures are non original and do not contribute positively to the conservation area setting.



Figure 6 – existing fire exit and secondary access to the current residential accommodation on the first floor. This is proposal is to replace with a oak type stair case and access to the first floor.



Figure 7 – map showing heritage assets in proximity to the Noel Arms

Heritage Assets

Reference to Figure 4 shows a map of the nearest Heritage assets. Viewable from the site is 22 & 24 Church Street are Grade II Listed, it is not believed the proposed works would directly impact on these properties. There are minimal alterations proposed to the north east elevations that face these properties. The Wheatsheaf PH is also Grade II Listed but only the garden and car park are viewable from the site and again very limited impact on this property.

Justification

Change of Use is sought because this is seen as the only viable alternative use for this building. The property has already has part residential use with accommodation to the first floor and two ground floor letting rooms. Change of use of the remaining areas to residential use would have limited impact on the building and overall, the scheme is considered to have a positive impact on the conservation area.

Having the building occupied would maintain the fabric and protect this heritage asset for future generations.

The conversion would need to meet the current Building Regulations which would require significant improvements to the thermal efficiency of the building. This would be achieved by internal wall linings, roof insulation, double glazed windows, energy efficient light fittings and other similar measures. This would have a significant improvement carbon footprint of the building. Also EV charging points would be included as part of the proposals.



Figure 8 - View of the front of the property from Church Street and north east. There would be limited impact to these elevations' apart replacement of the windows to the single storey element currently used as toilets.

Conversion to residential use would help to achieve the housing targets set for the period of the 2011 – 2026. It would be considered a windfall site.

Although these dwellings necessarily meet the criteria for ‘affordable housing’ they would however be a lower value than dwellings and affordable to the local community in compliance with the Core Strategy. They would also comply with SG2 of the NP as set out below.

SG2 Housing needs

Policy SG2: Meeting Housing Needs As appropriate to their scale, nature and location, development proposals consisting of three or more dwellings should provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Langham, including the following demographic groups: a. the elderly, who may need smaller homes and bungalows where adaptability, accessibility and energy efficiency are paramount; b. families who require larger homes to meet changing household needs; c. those who need high quality but affordable homes to enable them to live/work locally; d. those who need support to acquire a home and may choose to have rental accommodation; e. those whose physical ability requires a high level of accessibility throughout the home.

Conclusion

This is a good use of a building which is currently vacant and without a viable commercial use. Change of use to residential would have minimal impact on the historic fabric and overall would have a positive impact on both the conservation setting and the biodiversity. It would also provide residential units with a known local and national need in a sustainable location.