

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



Application for the variation of condition 2 of approved 22/02415/APP for  
the construction of an events building

**PLANNING AND HERITAGE STATEMENT**

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## 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 an application for the variation of condition 2 of approved planning application 22/02415/APP for the construction of an events building on land at The Clifden Arms, Worminghall.
- 1.2 Condition 2 of planning application 22/02415/APP refers to the approved plans and states *“The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved: Drawing no.s 020/033/02 Rev G received 23/09/2022, 020/033/01 Rev J received 05/07/2022.”*
- 1.3 This Statement aims to explain the design principles that have been applied in the proposed plans. The Statement demonstrates how the proposed amendments to the approved plans have been designed to comply with the relevant national and local planning policies and preserve the significance of The Clifden Arms as a designated heritage asset.
- 1.4 The application comprises:
- Completed application form
  - Amended proposed floor plan and elevations
  - 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. The approved events building will help the Applicant to diversify the business and encourage customers to continue to frequent the public house in a safe and enjoyable way, ensuring that The Clifden Arms remains a viable business.

### **3. Relevant Planning History**

3.1 Application 22/02415/APP for the construction of an events building was approved 12/5/2023. Other recent planning history for The Clifden Arms comprises;

- An application for the construction of an events building on land at the Clifden Arms was withdrawn in April 2022 (reference 21/04907/APP)
- An application for the alterations to and retention of the outside bar (21/03404/APP) which was approved 20<sup>th</sup> 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 11<sup>th</sup> 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 proposed changes to the approved floor plans and elevations (drawing no.020/033/01 rev J of application 22/02415/APP) includes;

- Solar panels to the roof
- Paving slabs covering the footprint of the events building, suitable for all weather conditions
- Timber side panels elongated at either end of the main open event space
- Replace the door to the east elevation with window shutters
- Relocate the entrance to the WCs away from the bar area

Following the approval of the events building the Applicants wish to incorporate energy efficient technology to subsidise the supply of energy to the new building as well as the electric vehicle charging points that are required under condition 9 of permission 22/02415/APP.



Approved floor plan extract & proposed floor plan extract (a b design Ltd)

4.2 The size and profile of the events building will be the same. Slate tiles will be used in the remaining roof areas around the solar panels, with natural vertical timber boarding to the walls and gable ends as per the approved scheme. The amendments include elongated timber panels at either end of the main open event space to provide added rigidity to the structure. The main part of the event space will remain open on the north and south elevations with retractable side panels. As per the approved scheme the bar and WC area will be secured when not in use.



Approved elevation plan extracts and proposed elevation plan extracts (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 15<sup>th</sup> September 2021) and the Worminghall Neighbourhood Plan (NP) 2017-2033.
- 5.6 Policy S1 of the VALP sets out the need for sustainable development in line 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, and per the conditions of planning permission 22/02415/APP.
- 6.2 As noted above, policy CFR1 of the Neighbourhood Plan is supportive of proposals that would improve the viability of the public house and the proposed solar panels are consistent with that aim, with the potential energy generated helping to subsidise the day to day running costs of the Clifden Arms.

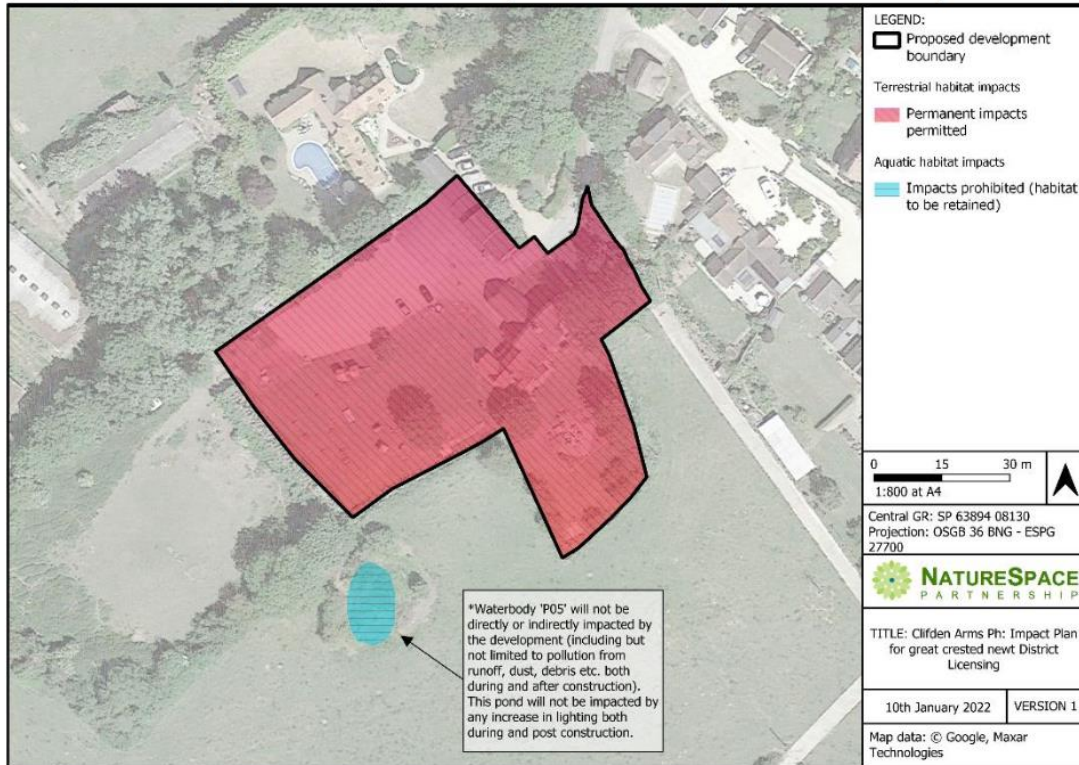
### **Amount**

- 6.3 In terms of the amount of development, the floor plan of the approved event building will remain the same. The proposed paving slabs will provide a sustainable hardstanding flooring solution that can be used in all weather conditions. The slabs extend beyond the boundary of the event building footprint, but remain within the curtilage of the Clifden Arms. The proposed area of hardstanding is considered proportionate to the size of the overall site and will still ensure a significant amount of the grounds remain landscaped or as mown lawn.
- 6.4 Overall the proposed changes are carefully designed to respect the heritage of The Clifden Arms, the approved plans and the site in general.

### **Layout**

- 6.5 The siting of the event building is the same as the approved plan 020/033/02 revG. The proposed area of paving slabs is within the Clifden Arms site boundary and within the boundary of the approved Nature Space great crested newts Impact Plan that permits permanent impacts, therefore the proposed layout is acceptable in relation to the great crested newts license.

**Map 2— Development Impact Plan - as assessed under the District Licensing protocols - provided by NatureSpace Partnership on 10<sup>th</sup> January 2023**



**Development Impact Plan extract from the Nature Space Report**

6.6 The approved siting of the events building will ensure an appropriate separation distance from the listed building and will ensure the aesthetics of the main building can still be appreciated. 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. In views across the adjacent fields from the south the new events building with solar panels has been designed to resemble a timber agricultural outbuilding with the intention of preserving the setting and views of the listed building as required by VALP policy BE1 and NP policy CH1.



**View approaching the site from the north (Clifden Road), the event building will be sited behind the building. Policy CH1 extract, red arrow is the protected view.**



### **Scale**

- 6.8 The inclusion of solar panels and the proposed amendments to the approved floor plan and elevation plans will not alter the scale of the approved events building. The proposed paving slabs will take up a small proportion of the overall plot and will leave ample space for landscaping. The proposed changes will ensure the events building remains subordinate in scale compared to the Clifden Arms.

### **Appearance**

- 6.9 The proposed changes to the event building have been designed to ensure that the approved appearance and detailing are not significantly changed. The solar panels will alter the appearance of the roof, however the benefits of the technology are considered to justify the change to the appearance of the structure. The use of timber and slate tiles will ensure the event building still retains a more agricultural appearance.

### **Landscaping**

- 6.10 The proposed changes will not impact any trees or significant landscape features and the Tree Report and Plan approved under 22/02415/APP is therefore still valid.
- 6.11 The proposed changes fall within the Development Impact Plan approved via Nature Space, and the recommendations for biodiversity enhancements as per the approved Ecology appraisal are still valid.
- 6.12 The paving slabs will replace existing amenity grass, however ample garden space will be retained on the site. The retention of the remaining landscaping will help preserve the setting of the listed building and biodiversity on site.

## **7. Access**

- 7.1 The proposed amendments to the floor plan and elevations will not alter the vehicle parking and access as per the approved site plan (drawing 020/033/02 rev G). The proposed paving slabs will ensure the base of the events building is suitable for the intended use and will provide a level access for guests.

## **8. Conclusion**

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

- The scale of the event building will remain the same, with proposed materials that will respond well to the rural character of the area, and
- The provision of solar panels will improve the energy efficiency of the structure and facilitate the installation of electric vehicle charging points as per condition 9 of approval 22/02415/APP, and
- The proposed paving slabs will provide a permanent, sustainable flooring solution that can be used in all weather conditions, and
- The proposed amendments will preserve the significance of the Clifden Arms as a designated heritage asset.

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