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South and Vale GIS
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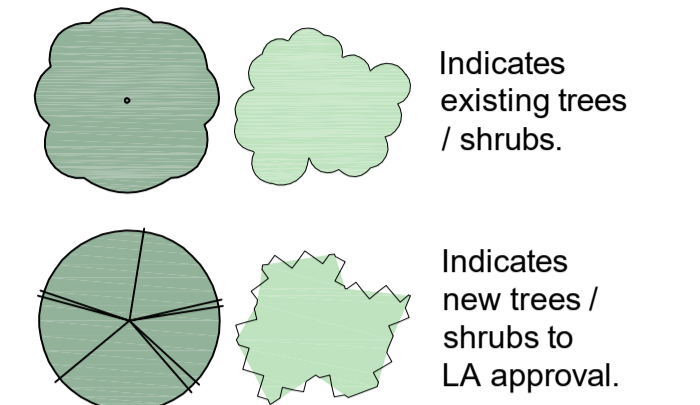


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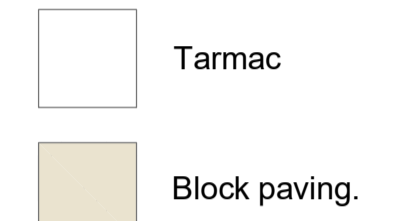
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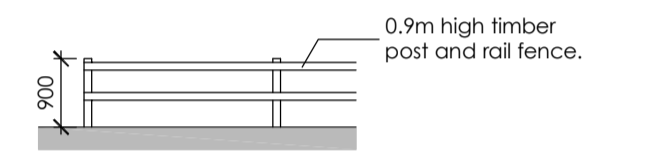
Soft Landscaping



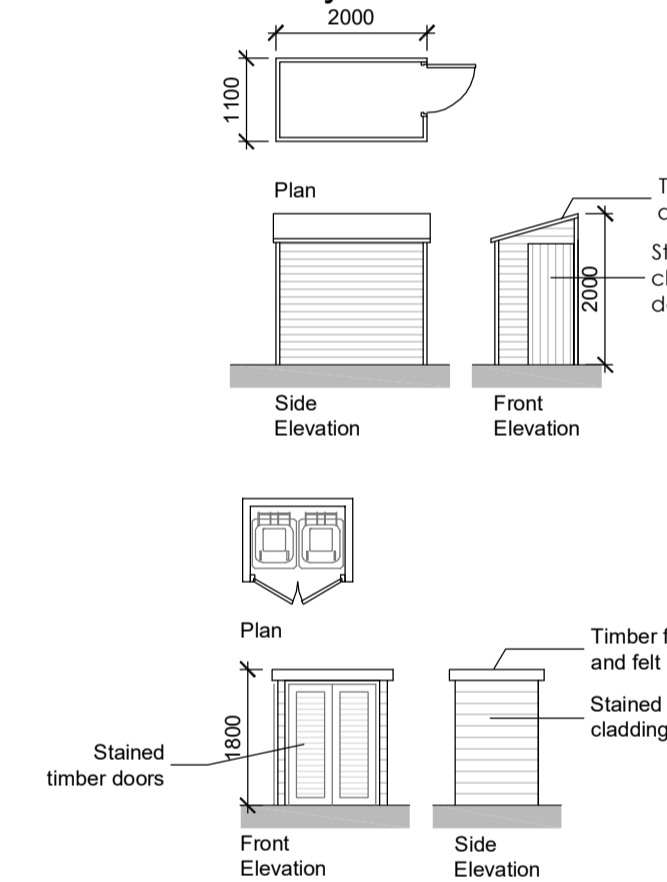
Hard Landscaping



Boundary treatment details



Bin / Cycle / Garden store details



Revision	Date	Description	Dwn	Chkd
P8	2.9.21	Updated to reflect revised plan proposals	JCB	
P7	27.5.21	Updated to reflect revised plan proposals	JCB	
P6	May 2021	Updated to reflect revised plan proposals	JCB	
P5	Mar 2021	Updated to reflect revised plan proposals	JCB	
P4	Nov 2020	Updated to reflect revised FFL	TH	

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 Web: www.plcarchitects.com

Client:

Project:
The Three Horseshoes,
 Chinnor Road, Towersey,
 Thame, OX9 3QY

Drawing Title:
Proposed Site Layout

Drawn By	Date	Checked By	Date	Approved By	Date
TH	Aug '20				

Drawing No.	Revision	Scale
20 - 3210 - 100	P8	1:100 @ A1

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- External Materials**
- 1 Natural timber weatherboarding.
 - 2 Stained timber entrance door with glazed sidelights.
 - 3 Stained timber windows and doors.
 - 4 Stone lintels.
 - 5 Slate roof tiles to match existing.
 - 6 Black painted cast iron rainwater goods to match existing.
 - 7 Brass plaque alongside pub entrance to 'celebrate' The Towersey Folk Festival



Proposed West Elevation



Proposed Site / Roof Layout

Appendix B

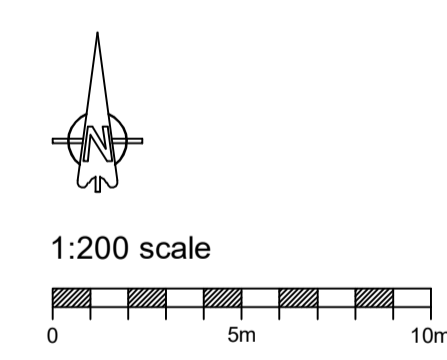
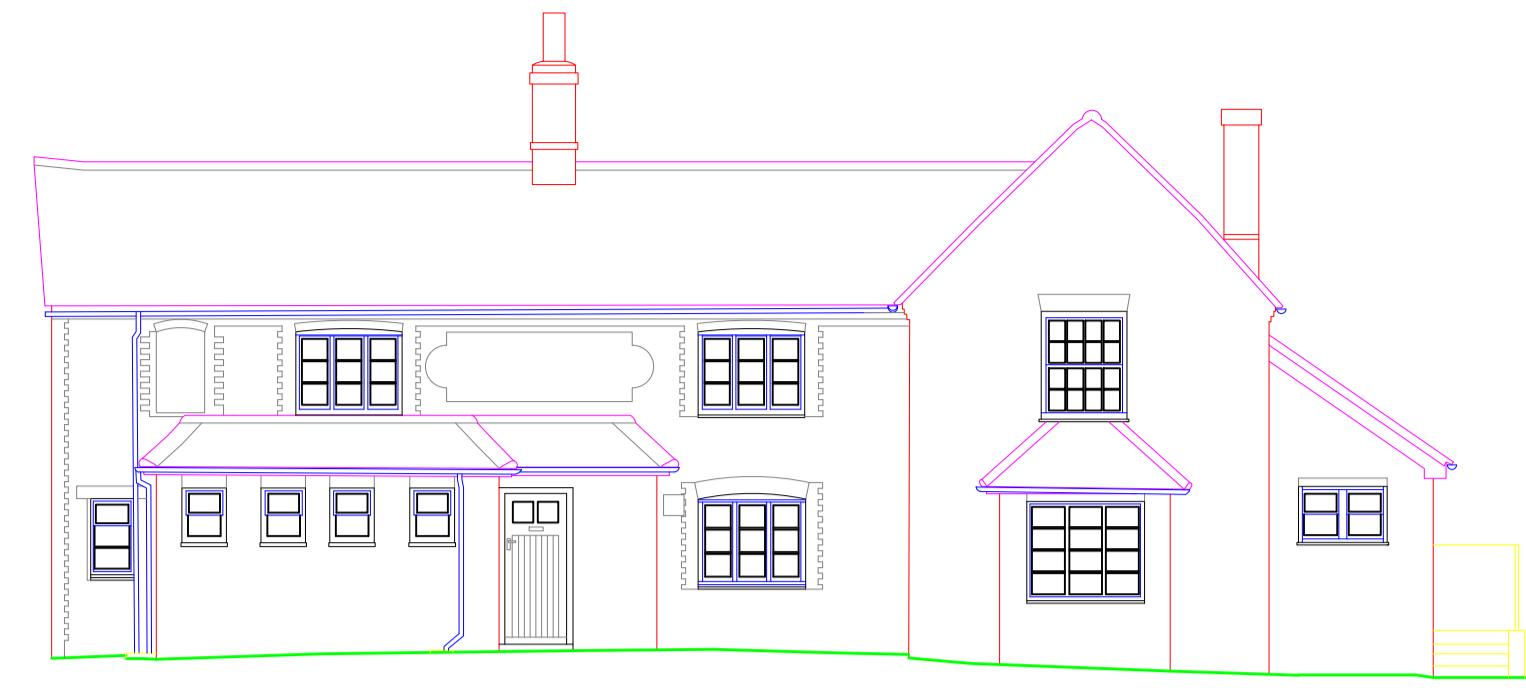
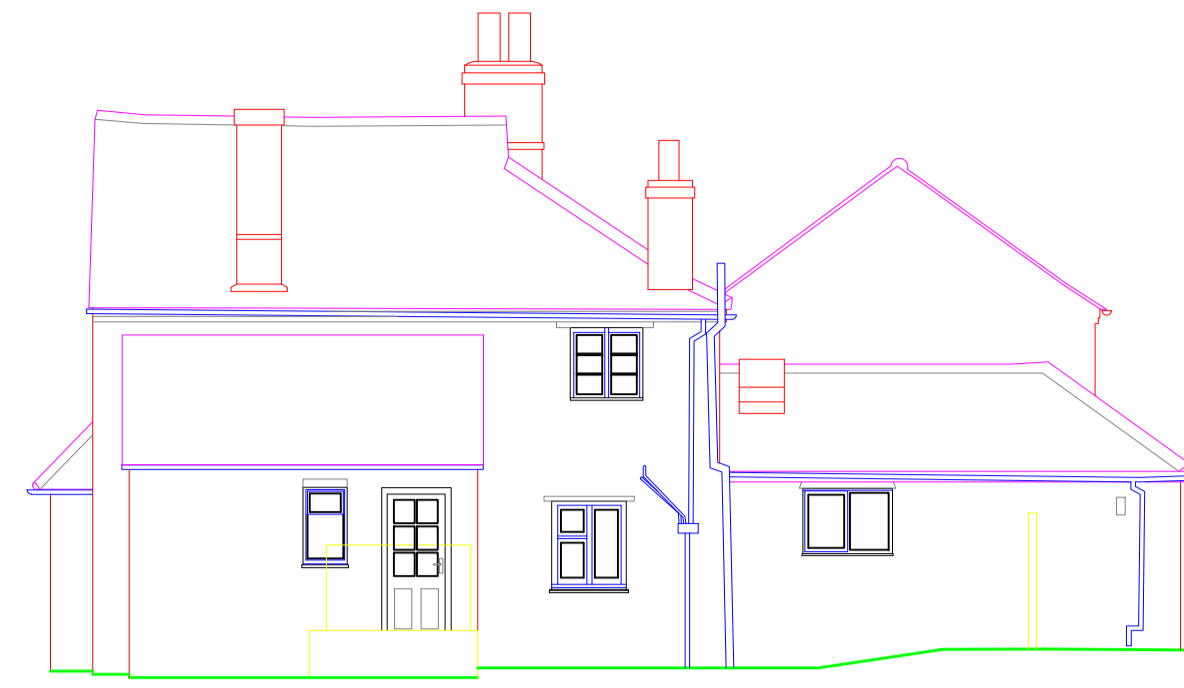


Image Proposed Cycle & Garden Shed



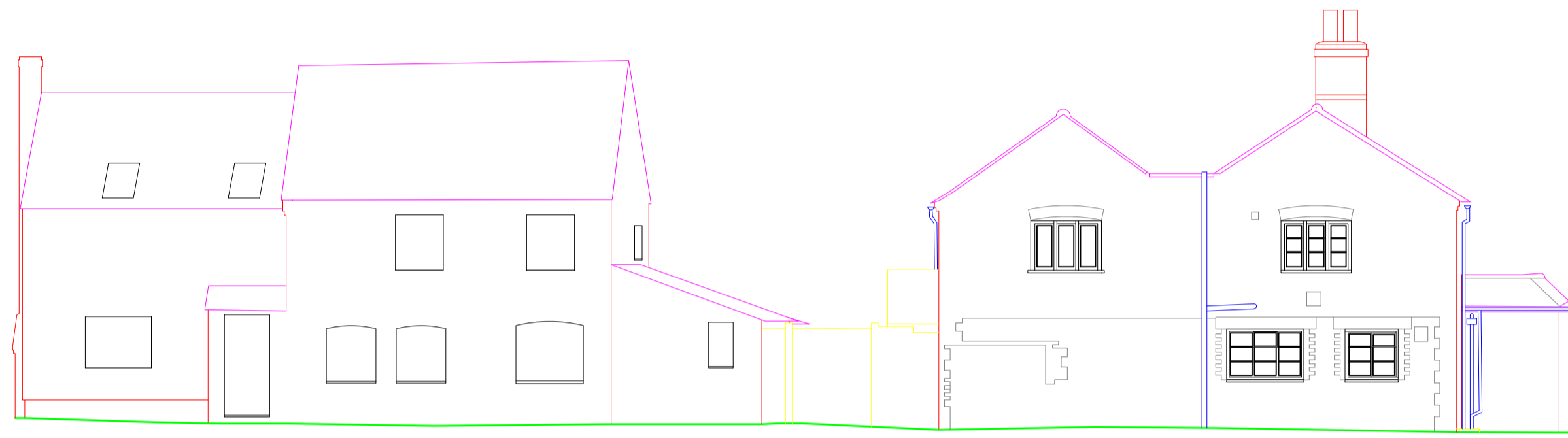
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ELEVATION 1



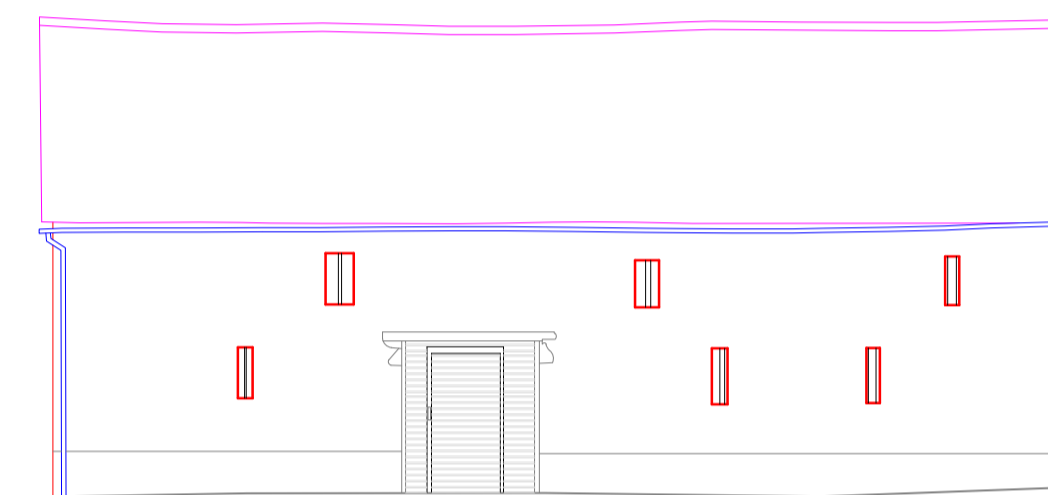
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ELEVATION 2



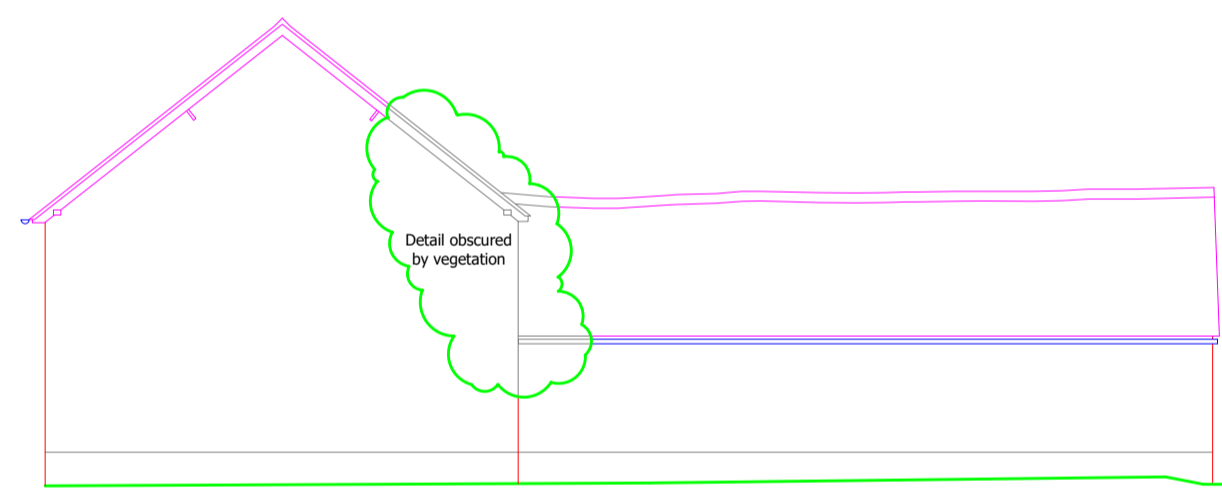
Datum 68.00m
ELEVATION 3



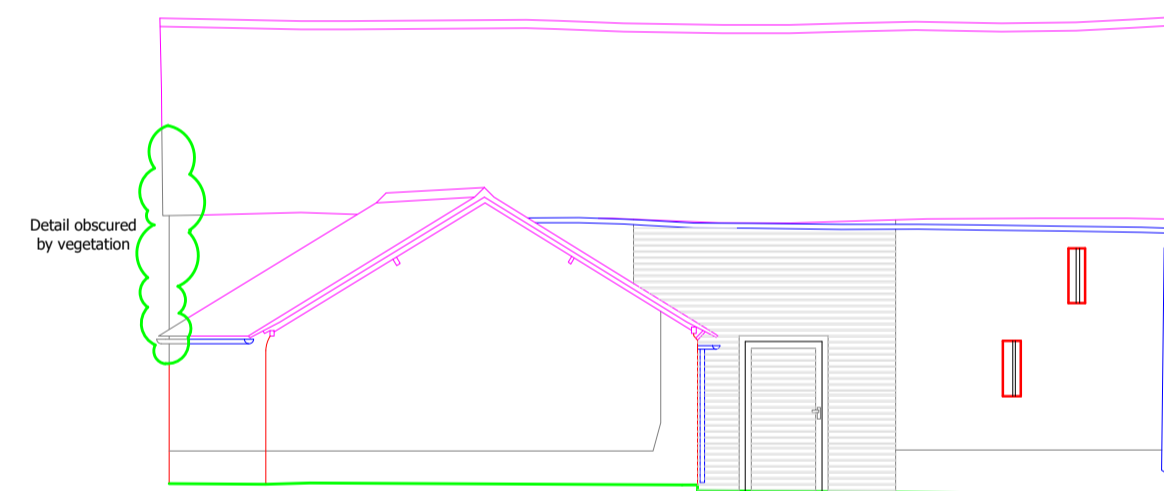
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ELEVATION 4



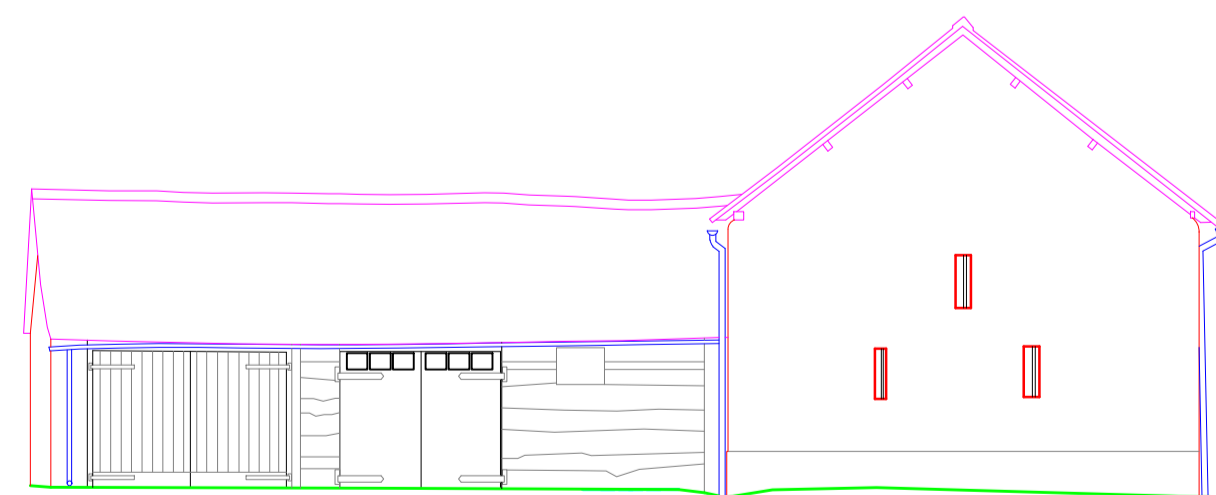
Datum 68.00m
ELEVATION 5



Datum 68.00m
ELEVATION 6

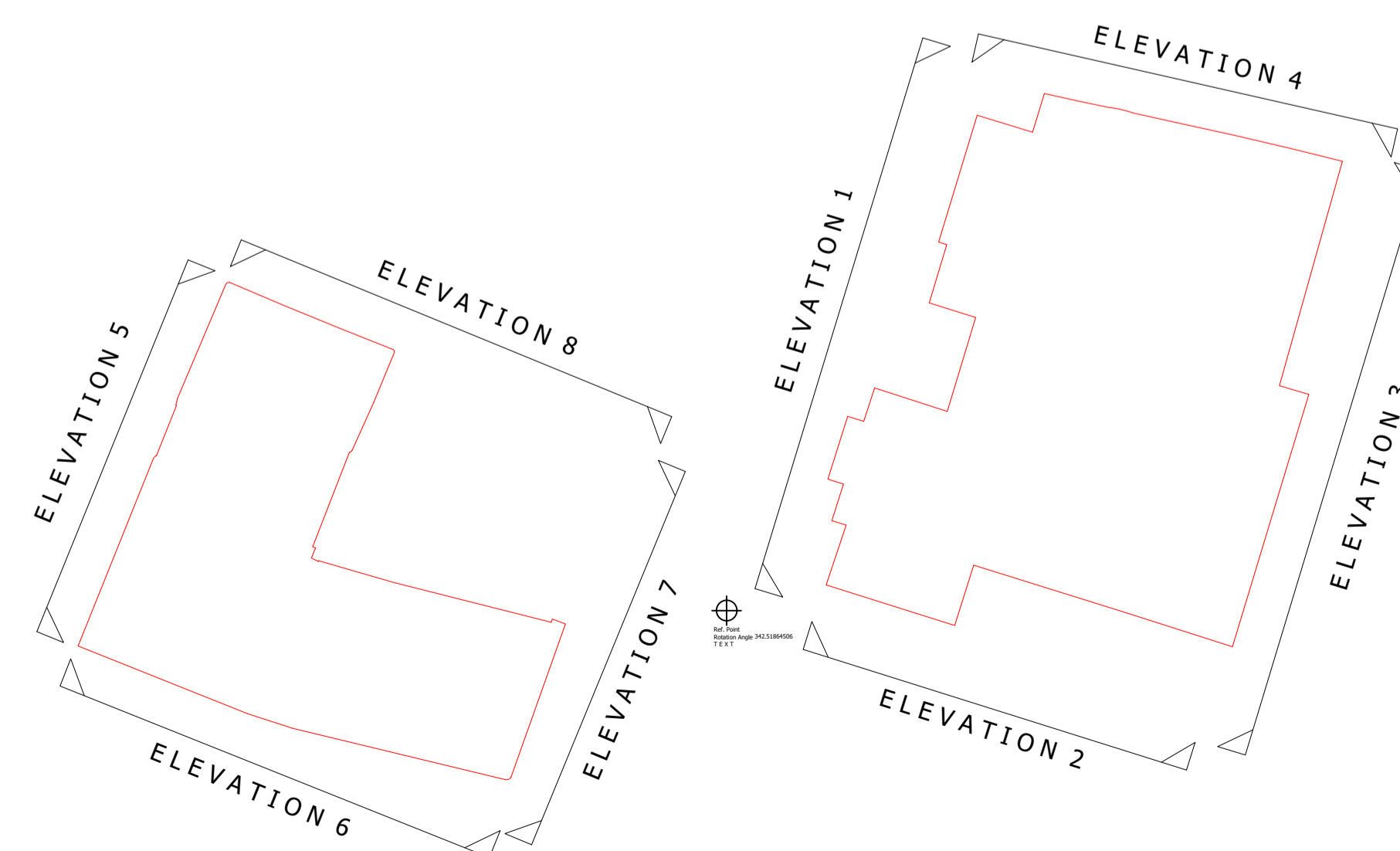


Datum 68.00m
ELEVATION 7



Datum 68.00m
ELEVATION 8

Key Plan (Not to Scale)



NOTES:
Drainage:
 Inspection Covers are lifted where possible and all drainage invert information has been obtained through visual inspection only, with no entry into manholes. Therefore the complete accuracy cannot be guaranteed. Where drainage is of critical importance we suggest the services of a specialist drainage expert be used.
Trees:
 Every effort has been made to identify and detail all trees on site but where trees are of critical importance we suggest the use of a specialist such as an arborist. Tree spread and heights are indicative.
GPS:
 GPS detail is relative to the time and date of survey. GPS levels and grid are obtained using industry standard guidelines and can vary according to the quality of the GPS network at the time of survey. Unless stated otherwise, surveys are Scale Factor 1 and Horizontal and Vertical Datums are established from a central site fix and baseline orientation station utilising GNSS correction data.
Survey notes:
 Survey specification is linked to the original purpose of the survey commissioned at source and is to be used for this purpose only. Survey is accurate within limitations of site conditions at the time of survey. In areas difficult to survey due to restricted access, lines of sight or dense vegetation, critical dimensions and positions should be verified following suitable clearance. Survey detail obtained and shown is relative to the plotting scale.
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LEGEND

TREE SPECIES INFORMATION

ALDER	ALD	LOCUST	LOC
ASH	ASH	LONDON PLANE	LPI
ASPEN	ASP	MAGNOLIA	MAG
BEECH	BCH	MAPLE	MPL
CEDAR	CED	OAK	OAK
CHERRY	CHY	PINE	PNE
CYPRESS	CYP	POPLAR	POP
ELM	ELM	PRUNUS	PNS
FIR	FIR	RHODODENDRONS	RSD
FRUIT	FRT	ROWAN	RWN
HAWTHORN	HAW	SILVER BIRCH	SIB
HAZEL	HAZ	SORBUS	SOR
HOLLY	HOL	SWEET CHESTNUT	SCN
HORSE CHESTNUT	HCH	SYCAMORE	SYC
HORNBEAM	HRM	WALNUT	WNT
LABURNUM	LBN	WILLOW	WLV
LARCH	LAR	YEW	YEW
LIME	LIM	SPECIES UNKNOWN	SU
		COPICED	COP

TREE ANNOTATIONS: Tree Species / Tree Bolt Size / No of Bolts
 Tree Height / Tree Canopy Spread

FENCE INFORMATION

BARBED WIRE FENCE	BWF	BASINEMENT LEVEL	BTL
CORRUGATED IRON FENCE	CF	BED LEVEL	BL
CLOSE BOARD FENCE	CBF	COVER LEVEL	CL
CHAIN LINK FENCE	CLF	DAMP PROOF COURSE	DPC
CHESTNUT PALING	CFP	FLOOR LEVEL	FL
CRASH BARRIER	CBR	INVERT LEVEL	IL
HANDRAIL	HDL	OUTFALL LEVEL	OL
IRON RAILINGS	IRP	THRESHOLD LEVEL	TL
LARCH LIP FENCE	LLF	FOUL WATER	FW
MISCELLANEOUS FENCE	MSF	SURFACE WATER	SW
PALISADE FENCE	PSF	UNABLE TO LIFT	UTL
PICKET FENCE	PF	WATER LEVEL	WL
POST AND CHAIN FENCE	PCF		
POST AND RAIL FENCE	PRF		
POST AND WIRE FENCE	PWF		
STOCK WIRE FENCE	SWF		
TRELLIS FENCING	TLF		

LEVEL INFORMATION

CONCRETE	Conc
BRICK PAVERS	BP
FLOWERBED	FB
PAVING SLABS	PS
RETAINING WALL	RW
TACTILE PAVING	Tac

FEATURE INFORMATION

BOLLARD	BO	NOTICE BOARD	NB
BRITISH TELECOM BOX	BTB	POST	P
BRITISH TELECOM IC	BTIC	RAIN WATER PIPE	RWP
BUS STOP	BS	RAISED FLOWERBED	RFB
CABLE TELEVISION BOX	CATB	ROAD SIGN	RS
CABLE TELEVISION IC	CATV	RODDING EYE	RE
EARTHING ROD	ER	SERVICE MARKER POST	SMP
ELECTRICITY CABLE PIT	ELCP	SOIL VENT PIPE	SVP
ELECTRICITY CONTROL BOX	ECB	STOP COCK	SC
ELECTRICITY POLE	EP	STOP VALVE	SV
FIRE HYDRANT	FH	TELEGRAPH POLE	TP
INSPECTION COVER	IC	TELEPHONE CALL BOX	TCB
LAMP POST	LP	TRAFFIC SIGNAL	TS
LETTER BOX	LB	TRAFFIC SIGNALS IC	TSIC
LITTER BIN	LBIN	WATER METER	WM
WATER OUTLET	WO	WATER TAP	WT
NAME PLATE	NP		

Level Datum:
 Levels are related to OSG815 derived from the GPS network

Grid:
 Grid is related to OSG815 derived from the GPS network

Northpoint:
 The Northpoint position shown on this drawing has been located as accurately as possible, but is only indicative of true North



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 Duncan Road
 Park Gate, Southampton
 Hampshire SO31 1QA
 Tel: 023 80692002 Email: info@encompass-surveys.co.uk
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Client:	Punch Partnerships (PML) Ltd		
Survey Location:	Three Horseshoes Chinnor Road, Towersey Thame		
Survey type:	Elevations	Scale:	1:100@A1
Drawing ref:	ENC/140720/9KK7-ELE	Date:	July 2020
Drawn/QA:	C.M / G.J.L	Revision:	-

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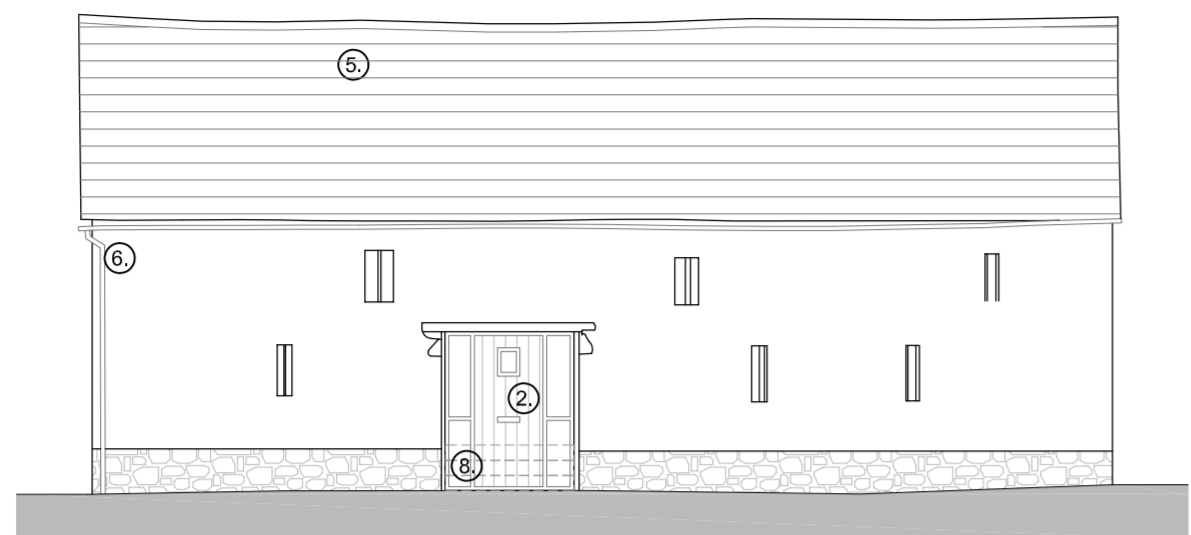
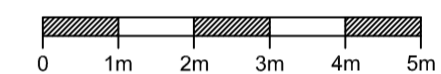
External Materials

- ① Natural timber weatherboarding.
- ② Stained timber entrance door with glazed sidelights.
- ③ Stained timber windows and doors.
- ④ Stone lintels.
- ⑤ Slate roof tiles to match existing.
- ⑥ Black painted cast iron rainwater goods to match existing.
- ⑦ Brass plaque alongside pub entrance to 'celebrate' The Towersey Folk Festival
- ⑧ Removeable Aluminium 'Nautilus' Flood Protection Barriers height to be 600mm in powder coated reveal fixed guides

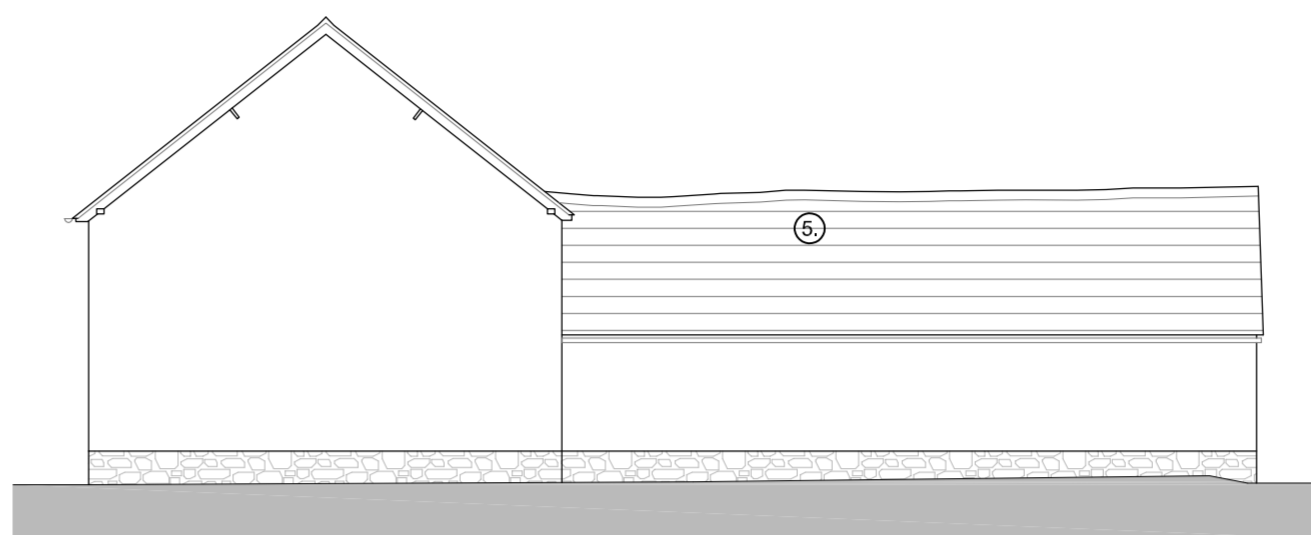
Notes :-

* Denotes obscured glazing

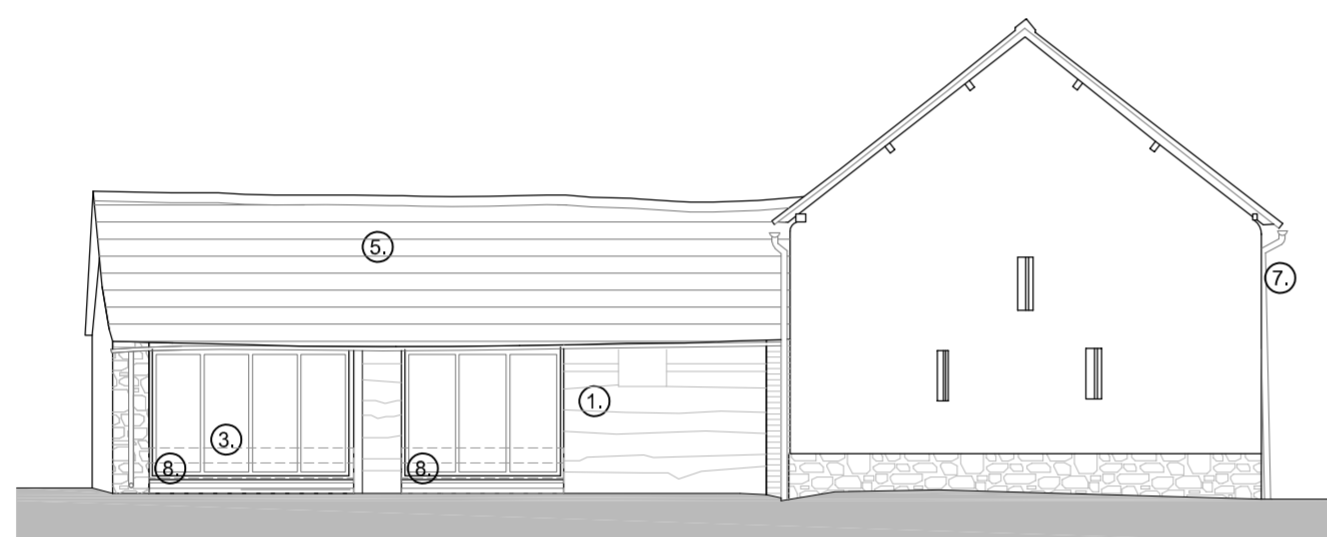
1:100 scale



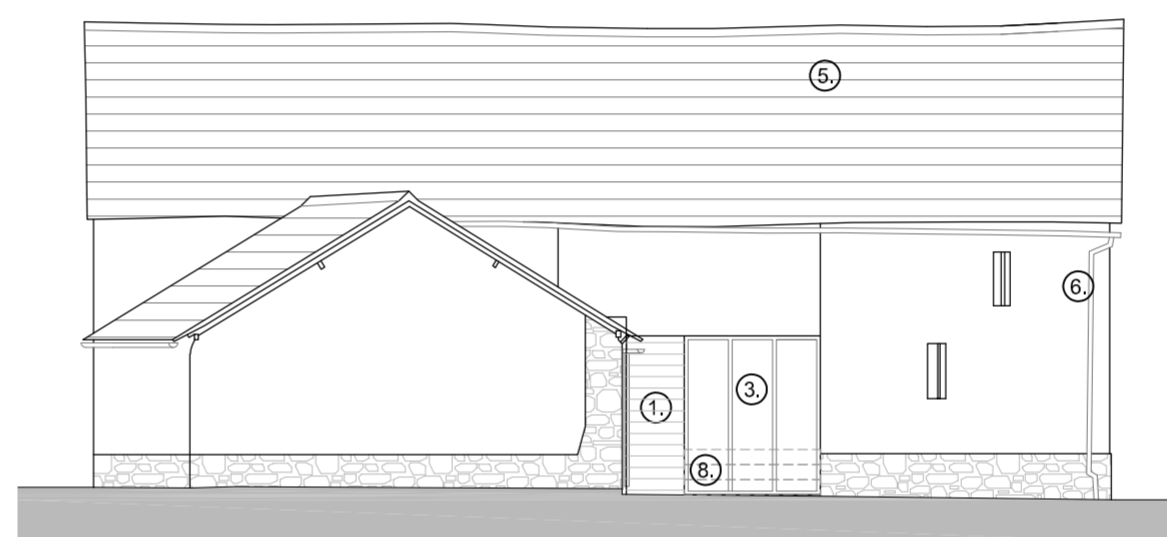
Proposed West Elevation



Proposed South Elevation



Proposed North Elevation



Proposed East Elevation



Proposed Section A-A'



Proposed Section B-B'

Revision	Date	Description	Drawn	Checked
P12	Nov 2021	Confirmation of height for flood prevention measures to door openings	JCB	
P11	Nov 2021	Confirmation of flood prevention measures to door openings	JCB	
P10	Aug 2021	Updated proposals in response to LA comments	JCB	
P9	July 2021	Updated proposals in response to LA comments	JCB	
P8	May 2021	Updated proposals in response to LA comments regarding listing	JCB	
P7	May 2021	Updated proposals in response to LA comments regarding listing	JCB	
P6	Mar 2021	Updated proposals in response to LA comments regarding listing	JCB	
P5	Oct 2020	Amendments to suit client comments	CW	
P4	Oct 2020	FFL altered and plans updated in response to LPA comments	TH	
P3	Sept 2020	Planning	TH	
P2	Sept 2020	Preliminary	TH	
P1	Aug 2020	Preliminary	TH	

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 Web: www.plcarchitects.com

Client:
 Project:
**The Three Horseshoes,
 Chinnor Road, Towersey,
 Thame, OX9 3QY**

Drawing Title:
Proposed Elevations

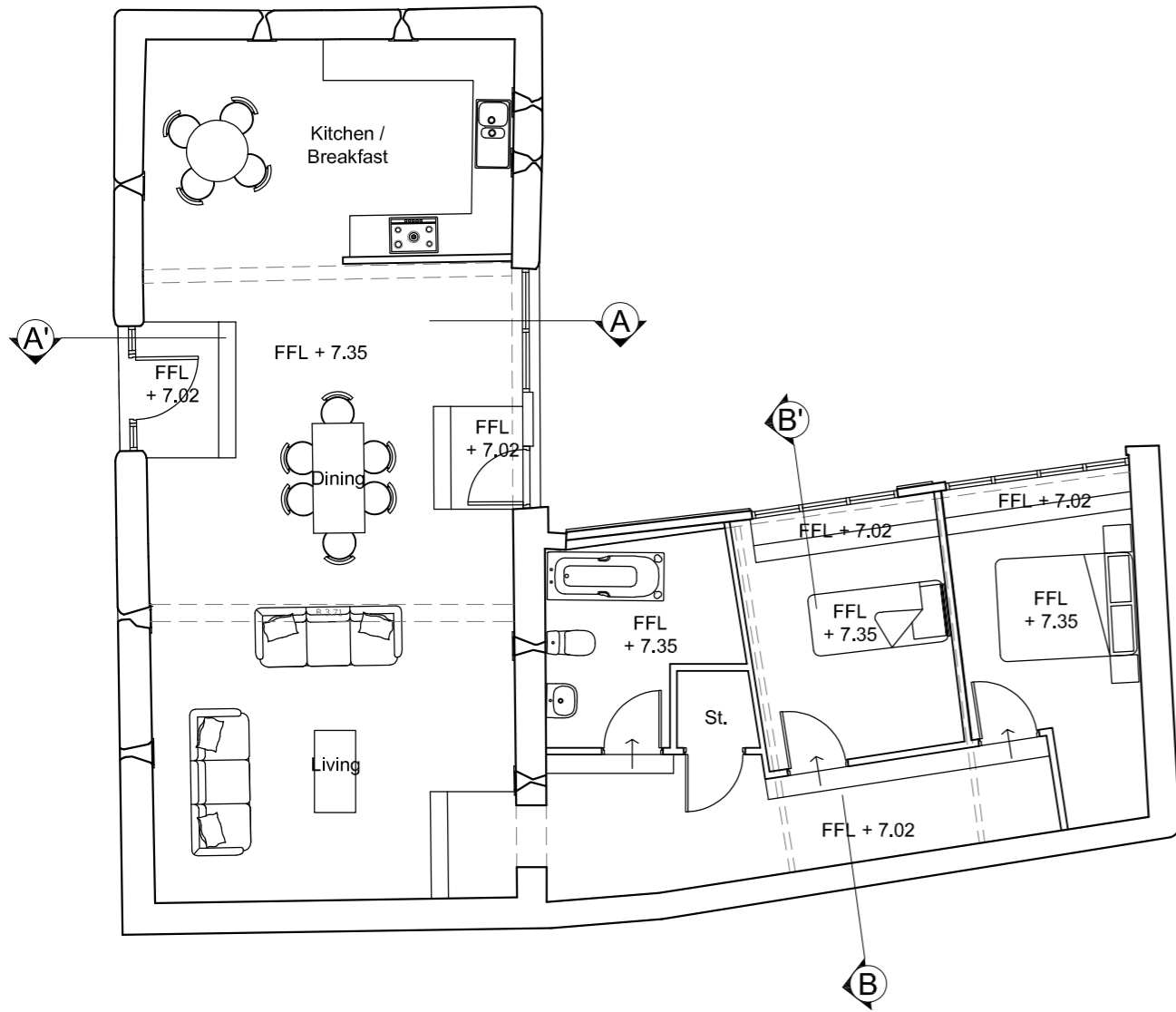
Drawn By	Date	Checked By	Date	Approved By	Date
TH	Aug '20				
Drawing No.	Revised	Scale			
20 - 3210 - 102	P12	1:100 @ A2			

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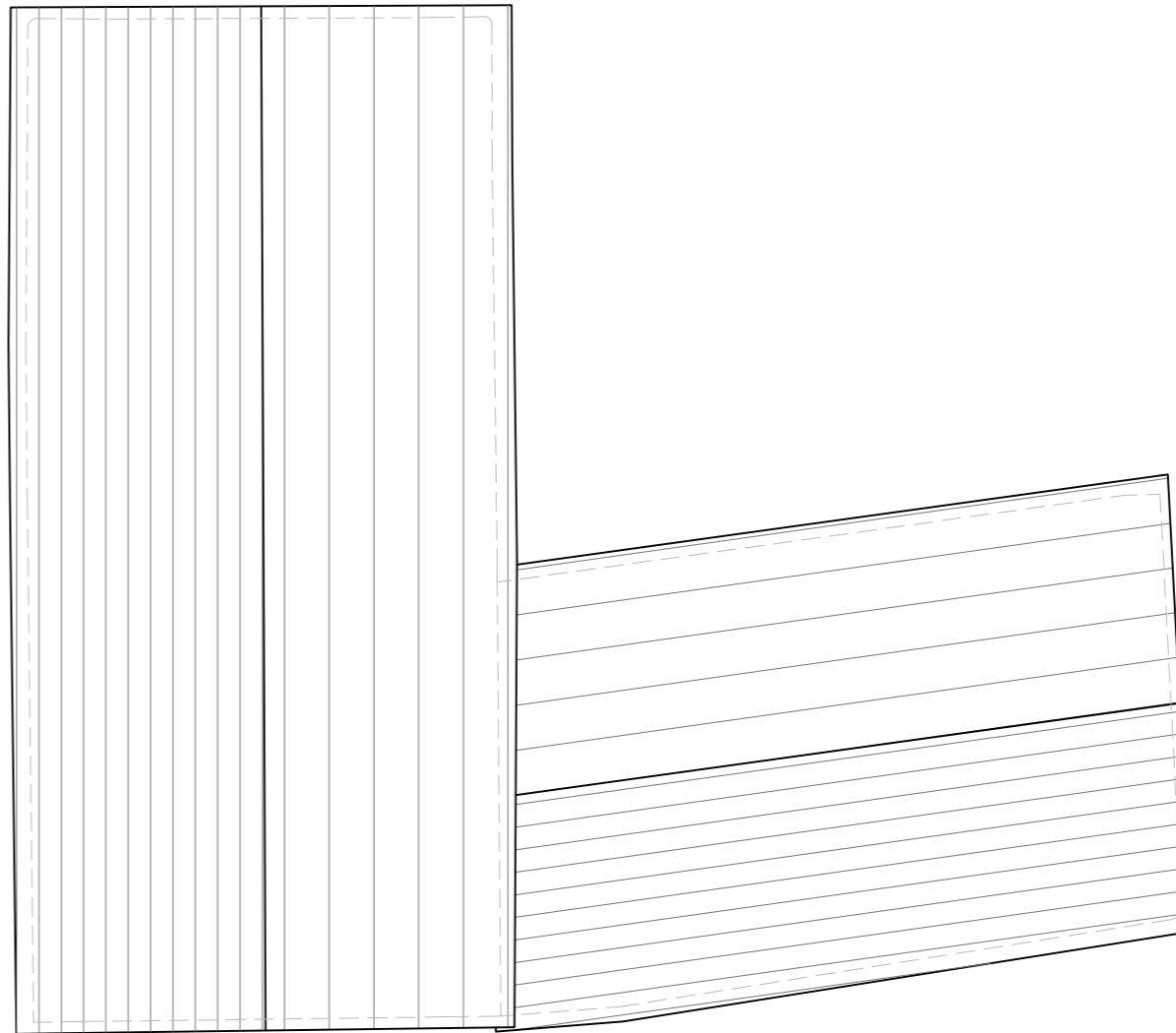
New partition wall between bed 2 & en-suites to be located to allow retention of existing elm boarding in existing location.

Removed boards to allow formation of door to be used to fill gaps up to existing ceiling.



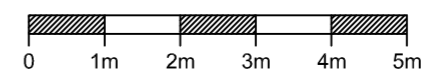
Proposed Ground Floor Plan

House 1
 2 Bed (3P) @ 116m²



Proposed Roof Plan

1:100 scale



Revision	Date	Description	Drawn	Checked
P10	Aug 2021	Updated proposals in response to LA comments	JCB	
P9	July 2021	Updated proposals in response to LA comments	JCB	
P8	May 2021	Updated proposals in response to LA comments regarding listing	JCB	
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Client:

Project:
 The Three Horseshoes,
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 Thame, OX9 3QY

Drawing Title:
 Proposed Floor Plans

Drawn By	Date	Checked By	Date	Approved By	Date
TH	Aug '20				

Drawing No. 20 - 3210 - 101 | Revision P10 | Scale: 1:100 @ A3

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THE THREE HORSESHOES, TOWERSEY

Planning Application P20/S3379/FUL

Photos of Flooded Chinnor Road, Beer Garden and Barn





















CORPORATE SERVICES

INTERIM HEAD OF CORPORATE SERVICES – JAMES
CARPENTER



Listening Learning Leading

CONTACT OFFICER: [REDACTED]

communityenablement@southandvale.gov.uk

Community Enablement Team, 135 Eastern
Avenue, Milton Park, Milton, Abingdon OX14 4SB

04 January 2021

Dear [REDACTED]

**V ACV/15 - Assets of Community Value (ACV) nomination – Three Horseshoes,
Towersey**

Thank you for the submission of an application to list the above as an Asset of Community Value (“ACV”).

I have considered this application on its own merits and the evidence submitted, not based on any previous decisions or informal advice expressed by the Council. To this end, having reviewed both the submitted documents and submissions made to the application process my decision on behalf of the Council is to **not list**, the reasons for which I will set out below.

Validity of application

I conclude that the application was validly made under the prescribed requirements of section 89(1) of the 2011 Act. The application provided sufficient basis upon which to base an assessment.

I do however note that the application to list seeks to encompass a barn that is currently subject of a planning application for conversion to residential use. Whilst it is entirely normative for a pub to incorporate some elements of function space, the owners legal submissions contest the inclusion of this element in the application for an ACV. I concur that the necessary detailed evidence to support this elements inclusion is lacking, and potentially without reasonable basis.

The owners representation expresses concern that the application for the ACV on this element is purely an attempt to stymie the potential redevelopment of the barn. This is not a matter upon which this process needs to comment as issues relating to the planning status of the proposed asset do not form part of the consideration of this application for an ACV under the 2011 Act; those matters being controlled under the respective Town and Country Planning acts.

Clearly a designation, based on sufficient evidence to support it would be a material planning consideration, an assessment of which would need to be undertaken by the planning authority. Similarly, a decision not to list would also be material to the planning process that runs separate to this application for an ACV.

Assessment under section 88(1) of the 2011 Act.

- a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and***

A pub being used and operating as a pub is not a reason in its own right for listing in an ACV. Whilst many pubs will operate at the heart of their communities, for example providing a venue for various groups to meet, and in their very operating nature engender social interactions, such use is not non-ancillary to their principal use as a public house. The reasonable test is whether there are uses taking place that are non-ancillary to the use and function of the public house, and on the basis of the information provided in the nomination, the extent to which this is the case.

A successful nomination should be able to demonstrate that there is a case above and beyond, what on a reasoned reading of the evidence submitted, translates as a village pub going about its normal commercial business within a village community.

The owners solicitors have provided a very clear appraisal of the case presented by the nominator, and I find much in it to agree with. I am not swayed to the contrary by the limited evidence provided by the nominator. The uses identified are not in their own right non-ancillary uses of the asset, sufficient in either quantum or scale to justify a listing as an Asset of Community Value.

In my assessment therefore, the application to application fails on this ground and is therefore moved to be considered under section 88(2).

- b) it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.***

This assessment cannot be met having fallen at point (a) above and is therefore moved to be considered under section 88(2).

Assessment under section 88(2) of the 2011 Act.

- a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and***

I have not identified evidence in the submission to suggest that the use in the recent past was of greater quantum or scale to that identified in the 88(1)a assessment sufficient to enable the submission to pass this further test.

- b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.***

This assessment cannot be met having fallen at point 2(a) above and the application to list fails.

As a point of note, and in the interests of providing helpful clarity I note that the owners representative states in their submission that *“Simply stating that the future management of the Property will be “successfully planned” does not deal with any “realistic plan for future management” of the Property, and the Nominator has provided no further detail or evidence to explain their future plans for the Property. Absent any evidence in support of this allegation, this is no more than a bare assertion and the Council should give no weight to it.*

Had the submission met the test at part (a) above, I note that similarly to the case advanced by the owners representative, I would have struggled to have found reasonable justification, based on the evidence submitted that this part (b) test was met, and the application would have therefore failed at this point also.

Thank you for taking the time to nominate the Three Horseshoes, Towersey as an Asset of Community Value. It is evident from the submission that it is a facility within the village that is valued by many, however when assessed against the statutory legal tests, upon which I am legally required to base my decision, the application is unsuccessful. I appreciate that this is a decision you will inevitably find to be disappointing.

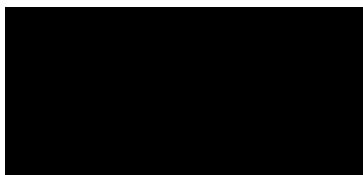
The purpose of the ACV process not to “save” a pub from the threat of closure nor to otherwise protect it from the perceived threat of re-development. Its purpose is to create an opportunity for community groups with clear plans for the future use to have an opportunity to purchase the property, should the owner seek to dispose of it.

Noting the number of previous applications that have been made to list, I can advise that in the absence of any new and substantial evidence of non-ancillary uses, I am of the view that further repeat applications are very unlikely to merit a different outcome.

In line with the above regulations the decision to **not list** The Three Horseshoes as an Asset of Community Value will be recorded on the Councils published list.

For further information please refer to the Assets of Community Value web page at www.whitehorsedc.gov.uk

Yours sincerely



James Carpenter
Head of Corporate Services
South Oxfordshire District Council

Appendix E

Barn and attached outbuilding. Probably early-C18 in date with the outbuilding added slightly later. The southern wall of the barn was rebuilt in 1981.

MATERIALS: whitewashed and rendered witchert walling over a stone-rubble plinth with pitched slate-covered roofs. The rebuilt southern wall of the barn is probably of rendered brick or concrete block.

PLAN: rectangular barn of three bays, located to the south-west of the pub, orientated north-south with a lower rectangular, two bay, outbuilding, possibly originally a cattle shed or cart shed, orientated east-west and attached to the southern part of the barn's east elevation. The barn has opposed doors in the long sides and the outbuilding has two double-doors in the north elevation.

EXTERIOR: the west elevation has an off-centre cart entrance with modern ship-lap panel infill and door. The entrance has a timber lintel and ears. There are two irregular rows of three narrow slit windows. The eaves overhang slightly with exposed machine-cut rafter ends. The eastern elevation has a larger, full-height, cart entrance, also with modern ship-lap panel infill and door, and two slit windows. The northern gable end has three slit windows, arranged one-over-two, and narrow bargeboards with the ends of the purlins exposed. The southern gable end is blind.

The north elevation of the outbuilding is timber-framed with waney-edge weatherboarding and end piers of brick. There are two entrances with C20 double-doors, those to the west having glazed transoms. The south and east elevations are blind, of rendered witchert on deep stone-rubble plinths.

INTERIOR: the interior of the barn has a C20 plasterboard ceiling so that the only parts of the roof structure visible are the two tie beams. These are hand-cut with crude chamfers. The survival of the other principal members of the roof structure are therefore unknown, although the external evidence of machine-cut rafters and purlins suggest that there has been at least partial re-roofing. There are exposed timber lintels to both the full-height eastern barn doorway and lower western doorway. Both doorways have reinforcing piers projecting into the interior. These are plastered but are possibly of brick construction. The walls are plastered and whitewashed above the exposed stone plinth. The slit-windows have chamfered reveals with C20 interior glazing of six-light leaded windows in timber casements with segmental arched frames. As well as the external windows there are two windows through to the western end of the outbuilding. Other fittings, including a C21 bar counter at the northern end, are modern.

The outbuilding has a king-post roof with raking struts and ridge. Apart from the chamfered tie beam, wall posts, elements of the wall-plates and one or two rafters, the rest of the roof is of later machine-cut timber, probably C20 in date, as are the studs to the north wall. The remaining walls are of exposed witchert. The building is divided in half by a screen of uneven elm or oak planks attached to the tie beam.

Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) it is declared that the bar counter and associated cupboards, appliances and preparation surfaces at the north end of the barn are not of special architectural or historic interest, however any works which have the potential to affect the character of the listed building as a building of special architectural or historic interest may still require LBC and this is a matter for the LPA to determine.

Appeal Decision

Hearing held on 18 September 2012

Site visit made on 18 September 2012

by Ian Radcliffe BSC (Hons) MCIEH DMS

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 1 November 2012

Appeal Ref: APP/Q0505/A/12/2174210

292 Mill Road, Cambridge CB1 3NL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Bennell Developments Limited against the decision of Cambridge City Council.
 - The application Ref 11/0872/FUL, dated 18 July 2011, was refused by notice dated 20 December 2011.
 - The development proposed is residential development - the erection of 5 houses and conversion / extension to provide student accommodation (16 units).
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are;
 - whether the proposal would result in the loss of a local facility important in sustaining the social life of the community; and if it would, whether such a facility would be viable to operate;
 - the effect of the proposal on the character and appearance of the area; and,
 - the effect of the proposal on local services and facilities.

Reasons

Principle of development and use of the building

3. The appeal site is occupied by a purpose built Victorian public house called 'The Royal Standard' closed in 2007. Utilising permitted development rights it reopened the same year as a restaurant (use class A3) before last year changing use once more to operate as a charity shop (use class A1).
4. A presumption in favour of sustainable development is at the heart of the government's National Planning Policy Framework (the Framework). The proposed development is located within a residential area close to the centre of Cambridge and would result in the redevelopment of the site for housing. As a result it is not a matter in dispute that it is a sustainable location for development. Policies 3/1 and 5/2 of the Cambridge Local Plan support the conversion of non residential buildings into self contained dwellings in order to make efficient use of land and assist in meeting the housing targets for the city.

5. However, paragraph 70 of the Framework also advises that planning decisions should enhance the sustainability of communities by planning positively for community facilities, such as public houses, and guard against their unnecessary loss. Policy 5/11 of the Cambridge Local Plan, which seeks to prevent the loss of community facilities, fails to identify public houses as such a facility. The Local Plan is therefore in conflict with the Framework. However, as the Framework is an important material consideration and a more recent publication than the Local Plan I attach significant weight to it and I shall treat public houses as a community facility. The question therefore is whether the premises which has not operated as a public house for 5 years is such a facility. It is to that matter which I now turn.
6. In response to the loss of public houses and the silence of the Local Plan on this matter the Council has prepared an Interim Planning Policy Guidance on the Protection of Public Houses in the City of Cambridge (IPPG). Public consultation has closed on this document and subject to minor amendments it is due to be adopted by the Council in October this year. Whilst not part of the development plan it is a practical document which provides a useful approach to assessing applications for a change of use of public houses and I attach moderate weight to it.
7. The IPPG recognises that the use of public houses can be changed to other Class A uses without the need to apply for planning permission. As a consequence, it applies the same development management principles to assess applications for a change of use of such premises to housing as it applies to public houses which are currently in use as drinking establishments. I concur with the findings of another Inspector in appeal reference APP/W0530/A/11/2167619. He found in the absence of such guidance in another local planning authority area that to adopt the approach that a public house use of a site has been lost if it was no longer in use as a drinking establishment would be to take a view that is too narrow and simplistic. For these reasons, I therefore find that the appeal premises is a community facility.
8. The liquor licence for the premises lapsed this year. Whilst planning permission may be readily gained for use as a drinking establishment (class A4 use) the Council's licensing policy has a presumption against issuing new licences on Mill Road. The appellant argues that as a result it is unlikely that the building could re-open as a public house. However, each application would be assessed by the Council on its merits. Given the long history of use of the building as a public house, and that well run public houses do not add to anti-social behaviour or crime, the risk that the premises may not gain a liquor licence is not a matter of such significance as to mean that the building could not reopen as a drinking establishment.

Value of the facility to the local community

9. The premises are located in an urban part of the city that is characterised by terraced housing. Redevelopment of nearby sites such as the former school to the west with terraced housing and flats has increased the amount of housing in the area in recent years. As a result of the high density of development there are a comparatively high number of people living in the area.
10. For a facility to be of value to a local community it needs to be within reasonable walking distance. The Cambridge Pub Study commissioned by the Council has used a distance of 400m to assess accessibility. The appellant

believes that a distance of up to 800m would be more suitable measure. In order to cater for the mobility of all sections of the community I believe that a distance closer to 400m is more appropriate. On this basis there are 2 alternative public houses towards the edge of Romsey within a reasonable walking distance of the appeal site. The first, 'The Brook', is a sports orientated public house. The second, 'The Empress', is aimed at young people. As a consequence, both are niche drinking establishments that do not aim to serve the wider local community. The Royal Standard in contrast has gardens and is centrally located in Romsey. As a result, it is within easy walking distance for all residents of this local community and has the potential to cater for a broader market than the other 2 public houses.

11. A petition with 455 signatures was submitted to the hearing seeking the retention of the building and its gardens for use as a public house or another community use. This supports the contention that the Royal Standard is a facility that is valued by the local community. Whilst the loss of the Royal Standard would not reduce the local community's ability to meet its day to day needs I therefore find that it would result in the loss of a facility that is of value to it.

Viability

12. The Royal Standard was a local facility of service to the community for over 125 years until it ceased trading as a public house 5 years ago. When the public house was trading it was tenanted. The appellant stated that the landlord of the public house was unable to operate the business at a profit. This supports the view that whilst it has been a valued local facility it struggled in the years prior to its closure as a public house.
13. Several local residents stated that the public house was poorly managed in its latter years. Furthermore, landlords of tenanted public houses, unlike freehold landlords, are restricted in terms of the beers that can be sold and have less incentive to invest in a building they do not own. These considerations may well have affected the attractiveness and thus popularity of this community facility.
14. In my assessment, based upon the policies of the Framework, in order to discover whether a change of use of the building is justified it should therefore first be marketed as a public house in accordance with sensible criteria such as those contained within the IPPG. This approach would also be consistent with how applications for changes of use in relation to other local community facilities are dealt with under policy 5/11 of the Local Plan. The proposal would therefore be contrary to the objectives of the Framework and the general thrust of policy 5/11 of the Local Plan.

Character and appearance

15. The appeal site lies within the Mill Road Area of the Central Conservation area. The Conservation Area Appraisal identifies that Romsey town along the side streets off Mill Road is characterised by narrow 2 storey terraced housing set on the back edge of the pavement. This has resulted in a fine grain of urban development. Buildings of Local Interest, which policy 4/12 of the Local Plan seeks to protect, include the Royal Standard. These buildings are predominantly located along Mill Road the main thoroughfare through the area.
16. The proposed side and rear extensions to the Royal Standard would be subservient in height to the building and would not unduly obscure its

chimneys from public view. In terms of design the inclusion of a gable in the front of the side extension would complement the main elevation of the building. In addition, the pitch of the mansard roofs would match that of the existing building. I recognise that the vast majority of the side garden would be occupied by the side extension, but it is a feature of this urban part of the Conservation Area that the full width of sites, including corner plots, are usually occupied by buildings. The proposal therefore would not adversely affect this Building of Local Interest. The rear garden and car park are present in glimpsed views from Mill Road and do not in my view make an important contribution to the character and appearance of the Conservation Area.

17. The proposed terrace would be set close to the back edge of the pavement on Malta Road and in terms of height, width and architectural features would complement the existing terrace. Conditions requiring the provision of a replacement tree to the side of the Royal Standard, the value of which is identified by the Character Appraisal, and the use of appropriate materials would assist in ensuring that the appearance of the development complements the locality.
18. Taking all these matters into account, I therefore conclude that the proposed development would preserve the contribution of the appeal site to the character and appearance of the Conservation Area. In doing so the proposal would comply with policy ENV/7 of the East of England Plan and policies 3/10, 3/12, 4/11 and 4/12 of the Cambridge Local Plan. These policies require the protection of the character and appearance of a locality, including conservation areas, through high quality design that respects local design features.

Other matters

Local services and facilities

19. Policy 5/14 of the Local Plan provides the policy basis for contributions towards the provision of open space, community development, waste, waste management and education. The contents of the obligation are uncontested and a properly completed section 106 agreement was submitted to the Council to secure such provision prior to the hearing. However, as the proposed development is unacceptable for other reasons it is not necessary to assess the contributions sought in relation to the tests in paragraph 204 of the Framework, or the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010.

Split decision

20. Should it be deemed appropriate a split decision was suggested by the appellant allowing the appeal in relation to the proposed terrace, but dismissing it in relation to the conversion of the Royal Standard. Whilst these 2 aspects of the scheme are physically and functionally separate such a decision would result in the communal outdoor area of the Royal Standard wrapping around the side and rear of the back garden of the nearest of the proposed terraced houses. As this would be the sole private amenity space to this house if the Royal Standard once more was used as a community facility this has the potential to result in unacceptable noise and disturbance for future occupiers. Furthermore, a public house with a car park and outdoor amenity space is a far more attractive proposition than a public house without these facilities. In the interests of maximising the opportunity for the facility to return to community

use and safeguarding the living conditions of the occupiers of the end terrace a split decision therefore would not be appropriate in this instance.

Conclusion

21. While the site is in a sustainable location and the proposal would make an efficient, well designed use of the site to provide additional housing (including for students), I consider that any presumption in favour of development is clearly outweighed by the comprehensive harm the proposal would cause by virtue of the loss of a valued community facility. For these reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Ian Radcliffe

Inspector

Planning

Head of Service: Adrian Duffield



Listening Learning Leading

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13 May 2021

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Textphone: 18001 01235 422600

135 Eastern Avenue, Milton Park
ABINGDON OX14 4SB

Ref: P21/S1553/PEM

Dear Mr Russell,

Location: Three Horseshoes, Chinnor Road, Towersey, OX9 3QY

Proposal: Conversion of outbuilding to a dwelling utilising existing access, with associated landscaping and parking. **VIRTUAL MEETING & LETTER**

This application follows on from live application P20/S3379/FUL for the proposed, sub-division of the existing commercial unit (public house), creation of a residential curtilage in the south west corner of the plot and conversion of the existing detached ancillary barn to a dwelling, at Three Horseshoes, Chinnor Road, Towersey, OX9 3QY and seeks advice on the acceptability for the conversion of the building in respect of listed building consent following its listing on 10 March 2021.

Following a site visit undertaken by myself and the council's conservation officer and our meeting please find our comments below.

Context

The site contains the Three Horseshoes public house with ancillary barn, beer garden and car park, located within the built up limits of Towersey, inside the Towersey conservation area. The site has existing means of vehicular access onto the unmade access land (connecting onto the Chinnor Road and access lane) to the north of the site. Public right of way, Towersey Footpath 9 / runs east to west along the adjoining access lane. The barn has recently received Grade II listing status for its historic and architectural interest. The listing description is pasted below.

Barn and attached outbuilding. Probably early-C18 in date with the outbuilding added slightly later. The southern wall of the barn was rebuilt in 1981. MATERIALS: whitewashed and rendered witchert walling over a stone-rubble plinth with pitched slate-covered roofs. The rebuilt southern wall of the barn is probably of rendered brick or concrete block. PLAN: rectangular barn of three bays, located to the south-west of the pub, orientated north-south with a lower rectangular, two bay, outbuilding, possibly originally a cattle shed or cart shed, orientated east-west and attached to the

southern part of the barn's east elevation. The barn has opposed doors in the long sides and the outbuilding has two double-doors in the north elevation.

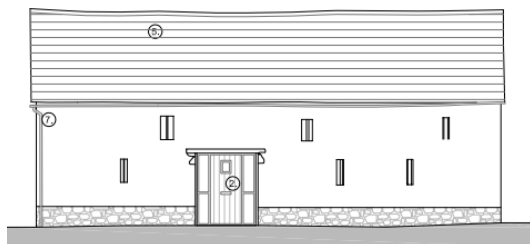
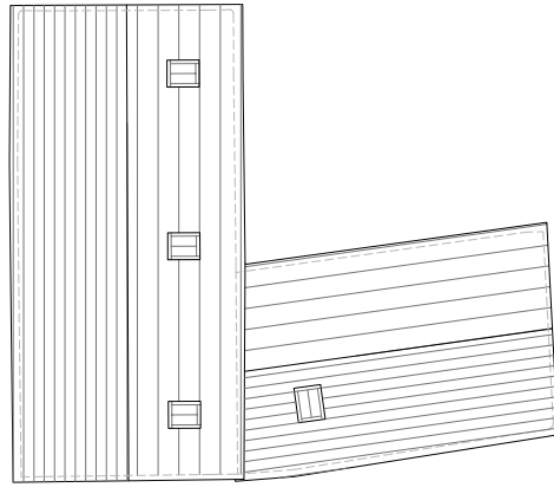
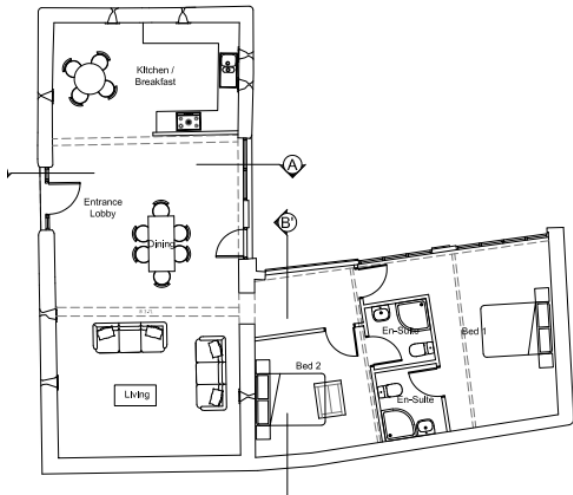
EXTERIOR: the west elevation has an off-centre cart entrance with modern ship-lap panel infill and door. The entrance has a timber lintel and ears. There are two irregular rows of three narrow slit windows. The eaves overhang slightly with exposed machine-cut rafter ends. The eastern elevation has a larger, full-height, cart entrance, also with modern ship-lap panel infill and door, and two slit windows. The northern gable end has three slit windows, arranged one-over-two, and narrow bargeboards with the ends of the purlins exposed. The southern gable end is blind. The north elevation of the outbuilding is timber-framed with waney-edge weatherboarding and end piers of brick. There are two entrances with C20 double-doors, those to the west having glazed transoms. The south and east elevations are blind, of rendered witchert on deep stone-rubble plinths.

INTERIOR: the interior of the barn has a C20 plasterboard ceiling so that the only parts of the roof structure visible are the two tie beams. These are hand-cut with crude chamfers. The survival of the other principal members of the roof structure are therefore unknown, although the external evidence of machine-cut rafters and purlins suggest that there has been at least partial re-roofing. There are exposed timber lintels to both the full-height eastern barn doorway and lower western doorway. Both doorways have reinforcing piers projecting into the interior. These are plastered but are possibly of brick construction. The walls are plastered and whitewashed above the exposed stone plinth. The slit-windows have chamfered reveals with C20 interior glazing of six-light leaded windows in timber casements with segmental arched frames. As well as the external windows there are two windows through to the western end of the outbuilding. Other fittings, including a C21 bar counter at the northern end, are modern.

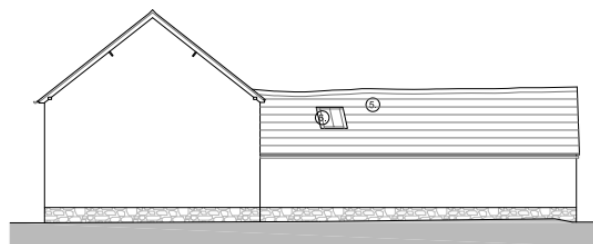
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Proposal

The plans submitted as part of P20/S3379/FUL propose a three bedroom dwelling arranged over two storeys. The plans submitted as part of this application show a revised scheme and proposes a two bedroom dwelling arranged over a single storey, as a way to minimise the alterations to the existing building required to facilitate the change of use and reduce the impact on the historic fabric of the listed building. Our comments below are given in respect of the revised layout now proposed. The plans forming part of this application and discussed at our meeting are pasted below for reference.



Proposed
West Elevation



Proposed
South Elevation



Proposed
North Elevation



Proposed
East Elevation

Policy context

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant planning permission for development which affects a listed building, its setting and / or the wider historic environment, the local planning authority shall have special regard to the desirability of preserving the area or building, its setting or any features of special architectural or historic interest which either possesses. Paragraphs 184 to 202 of the NPPF reflect this requirement, stating that when considering the impact of a proposed development on the significance of a designated area and / or heritage asset, great weight should be given to the asset's conservation. Any forthcoming application for listed building consent will be assessed in accordance with South Oxfordshire Local Plan 2035 (SOLP) policies STRAT1 : The Overall Strategy, ENV6 : Historic Environment, ENV7 :

Listed buildings and ENV8 : Conservation Areas and policies set out in the emerging Towersey Neighbourhood Plan.

Please note Towersey Neighbourhood Area was formally designated on 24 August 2016. The parish council has started the process of gathering evidence and engaging with the local community. This is to give the plan a direction and draft policies that will form the neighbourhood plan. With no formally drafted or made policies to date, the plan carries only limited weight in decision making.

Discussions

Separate to any planning permissions required for the change of use of the building and land and all associated operational development required to see this implemented, all works including internal and external alterations to allow for the conversion of the building to a dwelling will require listed building consent. Having visited the site, inspected the building internally and reviewed plans and supporting information submitted as part of this application the council's conservation officer has provided the comments pasted below.

The scheme that has been presented is an improvement on that submitted with application P20/S3379/FUL in heritage terms. A heritage appraisal has been undertaken in light of the building having been designated, and the amendments have sought to overcome areas where harm was identified. The open volume space of the barn has been preserved, fewer new openings made, and more historic fabric and features retained.

Notwithstanding these improvements, there are areas of the scheme which still pose harm to the significance of the listed building. These are set out below:

- *The creation of a doorway opening between the barn and the outbuilding. This would result in the loss of one of the original ventilation slot openings framed in timber and would result in the loss of an area of witchert which is the primary historic fabric that made this building worthy of listing.*
- *The conversion of the outbuilding would result in the loss of the elm timber partition in its current location (of unknown age and significance but mentioned in the list description). The reuse of the same material elsewhere would diminish the integrity of this feature*
- *The upgrades to the walls required in the outbuilding would result in the exposed and unrendered witchert walls being concealed resulting in an alteration to character.*
- *The new partitions to the outbuilding would subdivide the space in a manner that it not consistent with the current arrangement and would change the proportions and character of the space.*
- *The insertion of rooflights to the barn will result in an alteration to its character as a barn, that is currently well preserved externally in spite of its present use as a function room. The conversion to residential use will be apparent externally.*
- *The building is within the flood plain and in the absence of an upper floor to the building to comply with 'flood plan' requirements, flood resistance measures are likely to be required. These are likely to involve the raising of internal floor levels and possibly additional waterproofing works. This has potential to conflict with the preservation of the witchert which is raised from*

- ground level on a masonry plinth to protect it from moisture. Raising ground levels internally could result in an increase in wall moisture at higher level.
- General installation of services and installation of internal stud walling would alter the visual character of the barn. The new internal finishes may have the effect of inhibiting the movement of moisture from the walling fabric. The preference would be that the existing walls are maintained and upgraded with a lime plaster only.
 - The new dwelling would be provided with a good-sized garden area however no provision is made on the site for domestic storage for the maintenance of this space. Storage for lawnmowers etc should be provided within the scheme to avoid the need for sheds on the land in future. Provision has not been made for an outdoor patio area for occupants which would be expected for a plot of this size.
 - The private residential use of the building would prevent the current public access to the barn that it benefits from by association with the public house, contrary to its communal value as the venue of the Towersey Folk Festival as mentioned in the listing.
 - The use of the barn as a function room supplements the running of the public house. It is unclear whether the loss of the building for use by the pub would affect its viability.

The proposals state that any harm associated with the proposed conversion would be outweighed by the overall benefits that would be brought to the building. These include the following:

- Removal of the suspended ceiling to the barn
- Provision of metal guttering in place of UPVC
- Removal of non-breathable finishes and reinstatement of breathable finishes to the wicket walls

It is agreed that all of these works would be heritage benefits. However, it is not clearly demonstrated that the building as it exists is currently at risk. There is no sign that the building is suffering from accelerated decay, water ingress, or other structural issue that would call us to consider that the current use of the building is causing it to be at risk, or that the present use could not at a future time secure similar conservation works to those proposed as benefits with this application. It was evident from the application that there is much public support for continuing its present use as a function room and I would be surprised if there were not interest locally to fund such a project. Notwithstanding this, the owner of the site has a legal duty to keep the listed building in reasonable state.

As such, I can see no justification at the present time for a scheme that would result in any harm to the listed building. There are very limited public benefits associated with the provision of one dwelling, and these do not in my view outweigh the loss of the building's community function by its association with the pub. On this basis I do not consider that the scheme is supportable in heritage terms. It is considered that the scheme would be contrary to the duties set out in the sections of the Act listed below, and contrary to NPPF policies 194, 195 and 196. The council now also has the adopted Local Plan 2035 which provides more robust heritage policies in line with the NPPF. The proposal would be contrary to ENV6, ENV7 and ENV8. Please note Policy ENV7(4), 'Changes of use will be supported where it can be demonstrated that

the new use can be accommodated without any adverse effect on the significance of the building and its setting’.

Summary

In our opinion, the proposed conversion of the Grade II listed barn (and it's outbuilding) and change of use of the land forming the setting of the listed building inside of the conservation area would go no way to conserve and / or enhance the area or building, its setting or any features of special architectural or (functionally) historic interest which either possesses. In heritage terms the proposed conversion and change of use at the site as outlined in this application is considered to be contrary to the aims of Paragraphs 184 to 202 of the NPPF and SOLP polices ENV6, ENV7 and ENV8, which seek to protect the special qualities of heritage assets across the district.

I hope that the above comments are helpful but please note that they are not binding on the council in respect of the formal determination of any planning application submitted.

Please note – any amended plans that are received after the issuing of this letter, which require more than minor assessment, will be subject to additional charges. Additional charges applying to follow up advice can be found on our website at; <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/application-advice/pre-application-advice/how-much-will-it>.

Please note that requests for pre-application advice and the council's response to them will be made public once a subsequent relevant planning application is made. We will be making all submitted documents, our response and any interim correspondence public. We will endeavour to ensure that all personal information such as telephone numbers and email addresses are removed from documentation.

Yours sincerely,



Caitlin Phillpotts
Planning Officer

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