

The Dog and Partridge public house, 1-3 Wellgate, Clitheroe, BB7 2DS
Stonegate Pub Group

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PLANNING SUPPORT STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT

**PROPOSED GROUND FLOOR INTERNAL
ALTERATIONS AND REFURBISHMENT
WORKS; ERECTION OF A REPLACEMENT
INTERNAL PORCH AND ERECTION OF
EXTERNAL BIN ENCLOSURE**

1.0 Introduction

- 1.1 This Planning Support Statement has been prepared to accompany applications for planning permission and listed building consent for proposed ground floor only internal alterations and refurbishment works; the erection of a replacement internal porch and erection of an external bin enclosure at an existing public house at 1-3 Wellgate, Clitheroe, BB7 2DS. The application premises comprise a grade II listed building. Furthermore, the application site lies within a designated conservation area and some of the neighbouring buildings and structures are also listed. Consequently, this Planning Support Statement is accompanied by a separate Heritage Statement, as well incorporating the required Design and Access Statement.
- 1.2 These applications follow the refusal of planning application 3/2022/0822 on 14/11/2022 for: *'Application for planning permission for proposed internal alterations with refurbishment and redecoration works. External works including erection of pergola shelter, replacement porch, festoon lighting, bin enclosure and external TV, with repainting and replacement signage.'* Associated listed building consent 3/2022/0823 was refused on 15/11/2022 for: *'Application for listed building consent for proposed internal alterations with refurbishment and redecoration works. External works including erection of pergola shelter, replacement porch, festoon lighting, bin enclosure and external TV, with repainting and replacement signage.'* Associated advertisement consent application 3/2022/0824 was refused on 18/11/2022 for: *'Proposed replacement signage. 1x illuminated hanging sign 1.2 height x 0.9 metres width x 0.06 metres depth. 1x illuminated fascia signage 0.9 metres height x 2.72 width x 0.02 depth and 1x fascia sign 1.2 metres height x 0.8 metres width x 0.02 metres depth and 2 fascis (sic) signs 0.35 metres height x 0.35 metres width x 0.02 metres depth.'*
- 1.3 These refusals were tested at appeal and subsequently partially allowed and partially dismissed by the appointed Planning Inspector on 13/07/2023. The appointed Planning Inspector dismissed the front festoon lighting mounted on posts, the bin enclosure, the external television, the pergola, the internal alterations and the post sign (advertisement item A). The appointed Planning Inspector allowed the rear festoon lighting, the replacement porch, the external repainting, the advertisement items B to E and H, and the lanterns (item G).
- 1.4 The applicant met on site with Lyndsey Hayes of the LPA on 05/09/2023, to discuss the resolution of the unauthorised items at the site. These applications are therefore informed by those on-site discussions. Subsequently, some of the unauthorised items have been permanently removed from the site, including the front festoon lighting, external television and the pergola.
- 1.5 The Statement is set out in seven sections and comprises:

1.0 Introduction

- 2.0 Site Description & Surrounding Area
- 3.0 Proposals & Planning History
- 4.0 Relevant Planning Policies
- 5.0 Assessment of Planning Issues
- 6.0 Summary
- 7.0 Design and Access Statement

2.0 Site Description & Surrounding Area

- 2.1 The application site comprises existing public house premises located on Wellgate, close to the town's well. The premises previously traded as 'The Dog Music & Sports Bar'. The applicant has since reverted to the previous trading name of The Dog and Partridge public house.
- 2.2 The application building itself is a grade II listed building. The application site lies within the designated Clitheroe Conservation Area, within Character Area 1. The Historic England listing description for the application premises titles it as the Dog and Partridge public house and No. 3 Wellgate and describes them as having 18th Century origins. The Dog and Partridge public house, No. 3 Wellgate, the Town's Well and Nos. 5 to 9 (odd) form a group, with No. 5 being of local interest only.
- 2.3 The application site is located within the town centre of Clitheroe. The surrounding area contains the usual variety of mixed-use commercial premises, including other food and drink uses, together with some residential premises, as would be expected within a town centre location such as this. Buildings within the local area range in date and style.

3.0 Proposals & Planning History

- 3.1 The applications' proposals comprise ground floor only internal alterations and refurbishment works; the erection of a replacement internal porch and erection of an external bin enclosure at an existing public house at 1-3 Wellgate, Clitheroe, BB7 2DS.
- 3.2 The proposed ground floor only internal works include the installation of a new internal glazed lobby; a replacement bar server; new studwork walling; fixed furniture; new televisions; new wall tiling; new lighting and electrical fittings; and the refurbishment of customer toilets. These proposals are detailed within the accompanying application drawings.
- 3.3 The proposed external works solely include the erection a bin enclosure. This proposal is detailed within the accompanying application drawings.
- 3.4 These applications follow the refusal of planning application 3/2022/0822 on 14/11/2022 for: 'Application for planning permission for proposed internal alterations with refurbishment and redecoration works. External works including erection of pergola shelter, replacement porch, festoon lighting, bin enclosure and external TV, with repainting and replacement signage.' Associated listed building consent 3/2022/0823 was refused on 15/11/2022 for: 'Application for listed building consent for proposed internal alterations with refurbishment and redecoration works. External works including erection of pergola shelter, replacement porch, festoon lighting, bin enclosure and external TV, with repainting and replacement signage.' Associated advertisement consent application 3/2022/0824 was refused on 18/11/2022 for: 'Proposed replacement signage. 1x illuminated hanging sign 1.2 height x 0.9 metres width x 0.06 metres depth. 1x illuminated fascia signage 0.9 metres height x 2.72 width x 0.02 depth and 1x fascia sign 1.2 metres height x 0.8 metres width x 0.02 metres depth and 2 fascis (sic) signs 0.35 metres height x 0.35 metres width x 0.02 metres depth.'
- 3.5 These refusals were tested at appeal and subsequently partially allowed and partially dismissed by the appointed Planning Inspector on 13/07/2023. The appointed Planning Inspector dismissed the front festoon lighting mounted on posts, the bin enclosure, the external television, the pergola, the internal alterations and the post sign (advertisement item A). The appointed Planning Inspector allowed the rear festoon lighting, the replacement porch, the external repainting, the advertisement items B to E and H, and the lanterns (item G).
- 3.6 The applicant met on site with Lyndsey Hayes of the LPA on 05/09/2023, to discuss the resolution of the unauthorised items at the site. These applications are therefore informed by those on-site discussions. Subsequently, some of the unauthorised items have been permanently removed from the site, including the front festoon lighting, external television and the pergola.
- 3.7 As with all commercial hospitality and leisure facilities such as this, the applicant needs to continually refresh and enhance its customer offer and attraction at this public house, in order to

remain commercially viable and the applications' proposals should be considered within this context. The continued commercial viability of these commercial hospitality and leisure premises ensures the continuing maintenance and upkeep of this listed building for a publicly accessible use.

4.0 Relevant Planning Policy

2023 Framework

- 4.1 The 2023 Framework reiterates the presumption in favour of sustainable development (paragraph 11) which requires development proposals that accord with an up-to-date development plan to be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless in conflict with the 2023 Framework. The 2023 Framework also requires LPAs to approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible (all paragraph 38).
- 4.2 The 2023 Framework requires planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development (paragraph 81).
- 4.3 The 2023 Framework requires planning policies and decisions to promote social interaction and opportunities for meetings between people who might not otherwise come into contact with each other (paragraph 92). The 2023 Framework adds that in order to provide the social and recreational facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces and meeting places, such as public houses (paragraph 93).
- 4.4 The 2023 Framework states that good design is a key aspect of sustainable development (paragraph 126). Planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change; create attractive, welcoming and distinctive places; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and create safe, inclusive and accessible places that do not undermine the quality of life or community cohesion and resilience (all paragraph 130).
- 4.5 The 2023 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 189). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 190). Development proposals should avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (paragraph 195). In determining applications, LPAs should take account of: the desirability of sustaining and enhancing

the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 197). 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, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 199). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 200). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202).

Development Plan Policies

- 4.6 The adopted Development Plan for the application site is the Core Strategy 2008-2028 – A Local Plan for Ribble Valley.
- 4.7 Key Statement DS2 of the Core Strategy reiterates the Framework's presumption in favour of sustainable development.
- 4.8 Key Statement EN5 of the Core Strategy addresses heritage assets and states that there will be the presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings, in a manner appropriate to their significance for their heritage value.
- 4.9 Key Statement EC2 of the Core Strategy concerns the development of retail, shops and community facilities and services. Development that supports and enhances the vibrancy, consumer choice and vitality of the area's important retail and service centres, including Clitheroe, will be supported in principle.
- 4.10 In its Development Management Policies section, the Core Strategy contains Policy DMG1: General Considerations. This requires all development to be of a high standard of building design and be sympathetic to existing and proposed land uses in terms of nature, scale, style, features and building materials, amongst others. Proposals should not adversely affect the amenities of the surrounding area and should consider the environmental implications, including of heritage assets. All development is required to protect and enhance heritage assets and their settings.
- 4.11 Policy DME4 of the Core Strategy addresses the protection of heritage assets. Proposals within conservation areas will be required to conserve, and where appropriate enhance, its character and appearance and those elements which contribute towards its significance. Alterations or extensions to listed buildings which cause harm to the significance of the heritage asset will not be supported.

5.0 Assessment of Planning Issues

- 5.1 The proposed works essentially involve modest alterations and general refurbishment and redecoration of the ground floor interior of these existing public house premises, together with a proposed bin enclosure, as part of the applicant's refreshment, enhancement and rebranding of these premises.
- 5.2 The proposed ground floor only internal works include the installation of a new internal glazed lobby; a replacement bar servery; new studwork walling; fixed furniture; new televisions; new wall tiling; new lighting and electrical fittings; and the refurbishment of customer toilets. The proposed external works solely include the erection of a bin enclosure. These proposals are detailed within the accompanying application drawings.
- 5.3 The proposed internal alterations and refurbishment works are considered to be sympathetic in design, form and materials and are modest and appropriate in nature and scale. No elements of historic fabric are proposed to be lost and the existing plan form of the premises, which has been previously altered, is not significantly further affected. These internal proposals are to generally refurbish and refresh the interior décor of the public house. The internal proposals are considered to be appropriate, sympathetic and result in no significant material harm to the historic and architectural fabric and character of the internal accommodation of the application premises.
- 5.4 The installation of a new internal glazed lobby; a replacement bar servery; new studwork walling; and fixed furniture are all considered to be appropriate and sympathetic. The proposed installation of new televisions; wall tiling; new lighting and electrical fittings; together with the refurbishment of customer toilets; are all considered to be modest and appropriate in nature. The benefits of the application proposals are considered to outweigh any perceived damage to historic fabric. For example, the internal lobby would provide a suitably sized door, which opens out in direction of flow for fire escape purposes. This will improve the fire safety for customers and staff. Furthermore, the single leaf door will open out on a level surface, which will be much more convenient for all customers, including those with mobility difficulties and those using pushchairs. The proposed new studwork to the column and the screen to the glass wash area are all formed from plaster board and timber studwork which is fitted to the existing floor, wall and ceiling finishes. Consequently, it can all be removed in future, if required, with the absolute minimum of disruption to existing fabric of building. Finally, the light fittings to the ceiling of the bar counter will use like for like positions with the existing lighting.
- 5.5 The proposed works are therefore considered to be sympathetic to the historic and architectural significance and character and fabric of these listed premises. The proposed alterations, fixtures and fittings can all be removed, without any impact upon historic fabric or character, when no longer required and are therefore fully reversible, in line with best conservation practice. The

heritage implications of these internal alterations and refurbishment proposals are assessed in more detail in the accompanying Heritage Statement.

- 5.6 The external works are confined to the erection of a bin enclosure. The proposed bin enclosure structure has been designed to form an appropriate alteration to the existing external areas at this public house. The bin enclosure is to be formed from close-boarded timber fencing, which is to be painted to match the colour of the render on the main building. The bin enclosure will provide a screened area to store the necessary bins associated with the operation of this public house and will therefore enhance the external appearance of this part of the site, through the visual screening of the bins. It is considered that the bin enclosure would have an entirely appropriate visual presence within this part of the site. It is not considered that the proposed bin store would result in the introduction of an incongruous or alien feature at this site. The net visual impact of the bin store would be modest, given its limited size, discrete siting and proposed materials.
- 5.7 Within the site-specific context of the site, the proposed bin store is considered to be sympathetic to the existing visual character of the application site and its local street scene. It will not result in any material detriment to the character and appearance of this site or the wider local street scene. Furthermore, it is also all fully reversible, in line with good conservation practice, and can easily be removed from the site when no longer needed. The proposed bin store would be located within the existing public house external area and would be visually contained and read as part of this established visual context. The proposed bin store has been appropriately designed and detailed for its visual context and is considered to be modest in scale. Within its established context, the bin store would not be overtly visible or strident within the public realm and would have only a modest impact upon the character and appearance of the site itself, the local street scene, the character and appearance of the designated conservation area and the setting of the host and the neighbouring listed buildings and structures. The bin store would also, in effect, be an ephemeral and easily removed feature, that would have no significant nor lasting impacts upon the character of the site itself, the local street scene, nor the setting of the host and the neighbouring listed buildings and structures.
- 5.8 Overall, the bin store would not have any significant nor detrimental implications for the character and appearance of the site itself nor the local area. The visual implications of the bin store are considered to be appropriate and results in no material harm to the character and appearance of the site, the settings of both the host and the neighbouring listed buildings and structures and the character and appearance of the designated conservation area, as rehearsed within the accompanying Heritage Statement.
- 5.9 The implications of the proposed internal and external alterations and refurbishment works on the historic significance, architectural fabric and character of these listed premises are fully assessed in the accompanying Heritage Statement. It is considered that no significant, material detriment results to the historic fabric of these listed premises as a consequence of the proposed internal

and external alterations and refurbishment works. The proposed internal and external alterations and refurbishment works are not considered to result in any significant, material or detrimental implications for historic or architectural significance, interest, character and fabric of these listed premises. The proposed internal and external alterations and refurbishment works are considered to be modest and appropriate in nature and scale. These works are mostly reversible, in line with good conservation practice. The proposed works would have no significant nor detrimental impact upon the internal or external architectural and historic significance and character of the premises and would have only a modest direct impact upon historic fabric. The proposed internal and external alterations and refurbishment works are therefore considered to be sympathetic to the historic and architectural character of these listed premises and are not considered to genuinely conflict with any of the wider aspirations of the local planning policy context for this site. In terms of their heritage impacts, the application proposals are therefore considered to comply with the aims and aspirations of the 2023 Framework Core Strategy Key Statement EN5 and Core Strategy Policies DMG1 and DME4.

- 5.10 In the case of the applications' proposals, it is considered that less than substantial harm would be caused to the character, appearance, setting and the historic fabric of this listed public house, the settings of neighbouring listed buildings and structures and the character and appearance of the designated conservation area. It is also considered that the applicant has genuine and reasonable requirements to undertake these proposed works, in order to safeguard the economic well-being of the existing beneficial use of these listed premises, for its established use, for a use that allows public access into them and which ensures the on-going maintenance and upkeep of the premises. These are significant public benefits derived from the application proposals. Any intransigence by the LPA about the proposals could have a serious detrimental effect on the economic viability of this public house and the local employment, economic activity and leisure provision that it generates.
- 5.11 The proposals involve the refurbishment and modest alterations at an existing public house community leisure facility within Clitheroe town centre. The alterations and refurbishment works are an essential part of the applicant's strategy to attract custom, to ensure the continued economic viability of this existing public house community social and leisure facility. The refurbishment and enhancement of this existing public house is necessary in order to help attract continued custom and facilitate the continuing economic health of the beneficial use of these listed premises. These proposals would help to facilitate the continuing beneficial and sympathetic use of these premises, which will continue to add to and enhance the vitality and pedestrian footfall within the local street scene and Clitheroe town centre in general. The wider aims and aspirations of Core Strategy Key Statement EC2 would therefore be supported by the applications' proposals.
- 5.12 The application premises provide an established and valued public house social and community leisure facility within Clitheroe town centre. In order to remain economically viable, commercial leisure uses will need to continue to update and enhance their customer offer and the proposed

internal and external alterations and refurbishment works to the existing public house and its external areas will support the economic viability of the existing continued use of these premises, which will continue to allow public access into these premises and would directly contribute to their continuing upkeep and maintenance.

- 5.13 Furthermore, the applications' proposals would also help the applicant to ensure the continued economic viability of this existing commercial hospitality and leisure facility, that provides direct and indirect employment and generates local economic activity. As with all commercial hospitality and leisure facilities, the applicant needs to continually refresh and enhance its customer offer and attraction at this public house, in order to remain commercially viable. The continued commercial viability of these commercial hospitality and leisure premises ensures the continuing maintenance and upkeep of this listed building for a publicly accessible use.
- 5.14 The applications' proposals should be considered as a key element of this ongoing investment by the applicant into the viability, maintenance and upkeep of these listed premises. The applications' proposals are therefore linked to the enhancement and refurbishment of an existing community leisure facility within Clitheroe town centre and would directly support the aims and aspirations of paragraphs 92 and 93 of the 2023 Framework. The applications' proposals would therefore directly help to meet the economic and social needs of the local community, in compliance with the aspirations of Core Strategy Key Statement EC2.
- 5.15 During the continuing difficult economic climate, post pandemic and during the current cost of living crisis for its customers and staff, the application site has suffered from lost revenue and the applications' proposals have been designed as a key element of the applicant's investment into improving customer facilities at these premises, to attempt to attract more customers to the site and enhance its economic well-being. It is important that the site enhances, updates and improves upon its customer offer and attraction, otherwise the site could continue to suffer serious detrimental effects on the ability to attract customers, thereby subsequently further affecting sales and viability to the detriment of the continued economic vitality of the public house. Both full and part-time staff are employed at these premises and are reliant on it for their income. Any continued drop in sales will affect the ability of the unit to maintain current staff levels. The LPA should therefore use its best efforts to support the recovery of their own hospitality and leisure sector in this regard.
- 5.16 The site is already in use as a public house and the applications' proposals do not involve any change of use of these premises. The existing public house use of the application site would therefore continue and the applications' proposals would simply improve customer facilities for the existing use. It is therefore not considered that the proposals would result in the introduction of a use that does not already exist at the site. Consequently, it is considered that there would be no net material impact upon the amenities of neighbouring properties, over and above that which

already exist at the site and therefore no conflict with the general amenities of the area would arise, in compliance with Core Strategy Policy DMG1.

- 5.17 For the reasons rehearsed above and within the accompanying Heritage Statement, the applications' proposals are therefore considered to be compliant with the requirements, aims and aspirations of the 2023 Framework, Core Strategy Key Statements EN5, EC2 and Core Strategy Policies DMG1 and DME4. In accordance with the 2023 Framework's presumption in favour of sustainable development, as reiterated by Core Strategy Key Statement DS2, these applications should be approved without delay.

6.0 Summary

- 6.1 The proposed internal alterations and refurbishment works are considered to be sympathetic in design, form and materials and are modest and appropriate in nature and scale. These internal proposals are to generally refurbish and refresh the interior décor of the public house. The internal proposals are considered to be appropriate, sympathetic and result in no significant material harm to the historic and architectural fabric and character of the internal accommodation of the application premises. The internal proposals are therefore fully reversible when no longer required and comply with conservation best practice.
- 6.2 The proposed bin enclosure structure has been designed to form an appropriate alteration to the existing external areas at this public house. The bin enclosure will provide a screened area to store the necessary bins associated with the operation of this public house and will therefore enhance the external appearance of this part of the site, through the visual screening of the bins. It is considered that the bin enclosure would have an entirely appropriate visual presence within this part of the site. It is not considered that the proposed bin store would result in the introduction of an incongruous or alien feature at this site. The net visual impact of the bin store would be modest, given its limited size, discrete siting and proposed materials.
- 6.3 It is considered that no significant, material detriment results to the historic fabric of these listed premises as a consequence of the proposed internal and external alterations and refurbishment works. No elements of historic fabric are proposed to be lost and the existing plan form of the premises, which has been previously altered, is not significantly further affected.
- 6.4 In the case of the applications' proposals, it is considered that less than substantial harm would be caused to the character, appearance, setting and the historic fabric of this listed public house and the settings of neighbouring listed buildings and structures. It is also considered that the applicant has genuine and reasonable requirements to undertake these proposed works, in order to safeguard the economic well-being of the existing beneficial use of these listed premises, for its established and historic use, for a use that allows public access into them and which ensures the on-going maintenance and upkeep of the premises. These are significant public benefits derived from the application proposals.
- 6.5 The alterations and refurbishment works are an essential part of the applicant's strategy to attract custom, to ensure the continued economic viability of this existing public house community social and leisure facility. The refurbishment and enhancement of this existing public house is necessary in order to help attract continued custom and facilitate the continuing economic health of the beneficial use of these listed premises. These proposals would help to facilitate the continuing beneficial and sympathetic use of these premises, which will continue to add to and enhance the vitality and pedestrian footfall within the local street scene and Clitheroe town centre in general.

- 6.6 In order to remain economically viable, commercial leisure uses will need to continue to update and enhance their customer offer and the proposed internal and external alterations and refurbishment works to the existing public house and its external areas will support the economic viability of the existing continued use of these premises, which will continue to allow public access into these premises and would directly contribute to their continuing upkeep and maintenance. Furthermore, the applications' proposals would also help the applicant to ensure the continued economic viability of this existing commercial hospitality and leisure facility, that provides direct and indirect employment and generates local economic activity.
- 6.7 During the continuing difficult economic climate, the application site has suffered from lost revenue and the applications' proposals have been designed as a key element of the applicant's investment into improving customer facilities at these premises, to attempt to attract more customers to the site and enhance its economic well-being. It is important that the site enhances, updates and improves upon its customer offer and attraction, otherwise the site could continue to suffer serious detrimental effects on the ability to attract customers, thereby subsequently further affecting sales and viability to the detriment of the continued economic vitality of the public house.
- 6.8 The site is already in use as a public house and the applications' proposals do not involve any change of use of these premises. It is therefore not considered that the proposals would result in the introduction of a use that does not already exist at the site. Consequently, it is considered that there would be no net material impact upon the amenities of neighbouring properties, over and above that which already exist at the site.
- 6.9 The applications' proposals are therefore considered to be compliant with the requirements, aims and aspirations of the 2023 Framework, Core Strategy Key Statements EN5, EC2 and Core Strategy Policies DMG1 and DME4. In accordance with the 2023 Framework's presumption in favour of sustainable development, as reiterated by Core Strategy Key Statement DS2, these applications should be approved without delay.

7.0 Design and Access Statement

- 7.1 The applications' proposals comprise proposed internal alterations and refurbishment works; the erection of a replacement internal porch and erection of an external bin enclosure at an existing public house at 1-3 Wellgate, Clitheroe, BB7 2DS. The Town & Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 requires a Design & Access Statement for these works. Government advice is clear that the level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long.

Amount

- 7.2 The applications' proposals amount to a modest scheme of works at this existing public house, as described in Section 3.0, summarised above in paragraph 7.1 and as detailed in the accompanying plans. The proposed internal works include the installation of a new internal glazed lobby; a replacement bar server; new studwork walling; fixed furniture; new televisions; wall tiling; new lighting and electrical fittings; and the refurbishment of customer toilets. The proposed external works solely include the erection of a bin enclosure.

Layout

- 7.3 The existing layout of the premises themselves is generally unaffected by the proposed works. The proposals would not materially affect circulation around the external and internal accommodation of the public house itself, nor its associated external areas. The proposals are considered to enhance the existing customer facilities provided at this public house facility. Overall, these changes do not result in any significant impacts upon the general layout of the premises, its external areas and the areas of public access. The applications' proposals are considered to be sympathetic and appropriate in nature.

Scale

- 7.4 The applications' proposals do not impact upon the existing scale of the application premises and, instead, they enhance existing facilities provided at these public house premises.

Landscaping

- 7.5 The existing hard landscaping at the site will be enhanced by the bin store, through its enclosure of the necessary bins.

Appearance

- 7.6 The external appearance of the premises themselves would be enhanced by the bin store, through its enclosure of the necessary bins. The internal appearance of the application premises would be respected by the proposed internal alterations and fittings. For the reasons rehearsed within the accompanying Planning Support Statement and Heritage Statement, the proposals are considered to be sympathetic and appropriate in nature.

Use

- 7.7 The use of the application premises would remain unaltered as a public house. The applications' proposals will enhance customer facilities at the application site and refresh and refurbish the external and internal appearance of the premises themselves. The applications' proposals are to refresh, enhance and improve customer facilities provided at this site, in order to help facilitate the on-going economic viability of this existing beneficial and established use of this listed building. The existing public house use of this site comprises a beneficial and appropriate use of this listed building and the continued use as such allows for public access into and around these listed premises. Public access into these listed premises would therefore continue.

Access

- 7.8 Access arrangements into and past the premises would not be materially altered as a result of the applications' proposals.

