

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	242953 + 242954
Address:	The Horns Inn, Crazies Hill, Wargrave, RG10 8LY.		
Proposal:	242953: Full application for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to flexible Class C1 and E use; erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed, plus landscaping and external alterations to the building including changes to fenestration and erection of a single storey canopy roof to the side. 242954: Application for Listed Building consent for the proposed change of use of part of the upper floor to guest accommodation (Use Class C1) and part to flexible Class C1 and E use; erection of a replacement gazebo with PV panels, removal of decking and 2 no. existing sheds and erection of 1 no. shed; creation of an external play area and 2 no. petanque courts, plus landscaping and external alterations to the building, including changes to fenestration and erection of a single storey canopy roof to the side; internal refurbishment of the bar area; removal of 3 no. chimney breasts at ground floor and associated structural works; structural works to the existing ground floor timber frame and 1 no. ground floor chimney, toilets and first floor rooms; new signage to the main elevation and a replacement roadside post sign.		
Heritage Asset:	The Horns Inn – a listed building, since 1983 of grade II status. Crazies Hill Area of Special Character – local authority identified. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	Yes –for pre-app. 241154.		

Summary Of Recommendations

Objection to the proposal on the grounds of harm to significance due

- to alteration and removal historically significant timbers of the earliest historic part of the building.
- due to the intended removal of 19th century era ground floor internal walling and fireplace/ chimney breasts, which will result in loss of historic fabric and features

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with a detrimentally impact to the historic planform and the legibility of the phased development of this historic public house.

- Insufficient level of information provided on the ensuite bathrooms to demonstrate these would be achievable without harm being caused.

In terms of the harm to the designated heritage asset the proposed works would lead to, would in the terminology used in the NPPF, amount to less than substantial harm, albeit a level of harm that is considered to be quite high within on the scale of less than substantial harm.

The proposals are from a heritage stance considered to be go contrary to the stated ambition the Council, as set out within its local plan policies (Core Strategy policy CP3 and Managing Development Delivery Local Plan Policy TB24), to ensure new development protects and/or enhance designated heritage assets and their setting.

The proposals would constitute less than substantial harm to this designated heritage asset, as defined under the NPPF, with the harm to being considered towards the upper end of that classification. Under paragraph 215 of the NPPF (2024) in those cases 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Should however the planning case officer in determining the applications consider the public benefits of the proposal outweigh the level of harm caused and is minded to give approval for the proposal it is be hoped that along with additional details be provided details concerning the routing of services for the first floor en-suite bathroom that those suggested amendments can be agreed upon to ameliorate harm where possible. Built Heritage would wish to be able to provide aa series of condition believed to be required to ensure the proposals would be achievable without further harm or loss of historically significant fabric and features.

Comments

The Horn Public House lies to the northern end of the small community of Crazies Hill, lying within an area identified by the Council as an Area of Special Character, due to the cluster of historic buildings within it, which includes a number of properties that hold listed building status, including the Horn itself.

The Horn Public House represents a multi-phased development of the property that is understood to date back to the late 16th century. The earliest element of the property being that of the late 16th century two-storey timber framed, with white painted brick infill panels and clay tiled roof range that fronts onto the road. Built originally as a cottage of two-room planform. There has been a succession of additions and extension to the property, with the timber framed weather boarded barn, which extends off the SW end of the former cottage, understood to be the next oldest element of the present day property. The barn, evidentially appear be to be reused farm structure of seemingly of an 18th century date, relocated from elsewhere. It being reported that the addition of the barn seems likely to have occurred shortly before or at the time of the property became a public house and would appears to part of the elongated building shown on the 1841 Tithe Award map. The use of the property as a public house appears to be first registered on the 1862 Census record.

By the time of the 1875 surveyed edition of the OS map, the property is shown to have been further enlarged at its north-eastern end. Evidence indicates this expansion occurred in two stages o indicate two extensions built seemingly at various stages. The earlier of these being that set back on the NE end elevation of the original cottage followed at some close point in time by the rear extension off its northern half.

Whilst by the time of the 1898 edition of the OS maps there had been a small further extension to the NE end of the original building, which appears to be the single storey mono pitched roofed corner element seen in the 1929 photograph included in the applicants Design & Access And Heritage Statement document (image 5 on page 4). Further enlargement of the premises in the first half of the 20th century saw a two-storey flat roofed rear extension added abutting the side of the late 19th century rear extension.

In the 1990s, a further single extension added across to the NE of the property, including the retain small late 19th century infill addition, which provides a new side entrance into the premises and the relocation of patron's toilet facilities to those previously located in the barn.

As multi-phased premises it is believed the however the part of the building as a designated heritage asset considered to hold the greatest significance are the timber framing of the original late 16th century cottage. That said the attached barn and the mid/late 19th century additions hold a degree of age and architectural significance in themselves, and the contribution they have in the historic development of this property. With those addition made in the 20th century and those more recent ones considered to hold very little to any historic value other than marking a further phase of expansion of the property.

The Horn Public House

1) Internal Alterations

From a heritage stance the proposed alterations, as expressed at the time of the pre-application enquiry raise specifically with respect to the ground floor and the removal of internally walling and chimney breasts.

Ground Floor

(i) Historic Doorway

Whilst in part the recent exploratory opening up works carried out around the main bar area to the back wall of the bar, have revealed, beside the opening from the main bar to small rear bar area, a historic timber framed, bricked up, doorway. This doorway lies on the line rear wall of the original late 16th century building. The proposal is to retain the historically significant timber framing around the doorway but removing the infill brickwork whilst retaining the rows of brick below the door sill. With the intention to also remove the wall panel to the RHS/south side of the doorway, for which no detail is given that shows it holds no historical significance. Only details, drawings and images have been submitted of this walling between the main bar and the smaller rear bar from the side of the main bar side, no corresponding details given with respect to the opposite face of this wall.

Whilst the principal to open-up the historic bricked in doorway is not considered to be an issue in itself, however the concern is with respect to the intended structural works to support the upper floor. In opening this length of walling to the bar. The structural works on drawing 1886 -21 P show the intention for a new steel beam to be inserted and supported on two posts, in order for the beam to be cantilevered so as to avoid the need for the new beam to be connected physically to the historic corner post. However the other end of the steel beam is to be embedded into the walling, beside the stairs to the cellar, which appears to be part of the historic back wall of the late 16th century component of this building.

Of greater concern with the proposal structural steel is that this proposal calls for the removal of parts of the timber framing around the historic doorway, with the top section of the post to the RHS of the door, along an adjoining section of timber framing intended to be removed. Furthermore, with the horizontal timber beam, which forms the top of the doorway and is connected to the historic corner post, in order to accommodate one of the supporting posts it is intended to 'notch' the historic beam proposed to do so.

Built Heritage strongly object to this loss and alteration of historically significant timber frame components pertaining to the earliest phase of this property. No adequate justification has been given to support the need for this harm, which is believed through amendment to the design should be possible to avoid this harm to historically significant timbers.

Furthermore, at this stage there is concern also with respect to the intended support posts, with their concrete posts, as to whether this aspect is actually achievable. There is known to be a cellar to the premises, the entrance to which is the side of the bar area however there is no provided plan to show its actual location and size. The photographs within the Design & Access And Heritage Statement document (pages 9 and 10, figures 32 to 34 figures) which show the area of the stripped bar, the holes through the floor in front of blocked up doorway and in the area where bar taps would have been, seemingly suggest the cellar lies below that area. Should the cellar be below this would have implications as whether the suggested concrete bases is achievable or not. There is also the question as to whether the original plate exists and is so would it be harmed. A small point to also raise is the question of the supposedly angled door further point of note is that it is not believed the side of the existing door opening adjacent to the cellar stairs is sloping as shown.

Further points to make about the proposal for the walling to the main bar area and the section of new partition walls to the side of the bar are:

- Floor plan drawing showing existing and proposed do not show the existing door to the cellar stairs,
- Drawing 1886-05 P (Proposed Alterations and Refurbishment) show the doorway adjacent to the cellar entrance that gives access to the back of house areas from the bar would as a result the intended new partition walling be reduced down to 600mm width opening (with no frame and/ or door to it) as best measured from the drawings.
- With respect to drawing 1886-05 P and that for the Ground Floor Structural Plan (drawing 1886-20 P). The latter drawings shows a post to the edge of the bar top in line with that of the end of the intended partition wall (with calculated 650mm

wide access doorway to the bar). Whilst the position of this post on the other drawing is shown off-set from the end of the partition wall.

- Cross sectional views as proposed shown on drawing 1886-1 P, appears to depict a wall still remaining where walling is to be removed.

At this point it is perhaps worth pointing out planning permission had been given in 2017, under 171384, for a large rear single storey extension to be built off the existing modern service corridor to the kitchen that runs along the back of the barn. From a heritage stance that unimplemented scheme had had merit to in that it left unchanged to the historic planform layout of the ground floor and provided further the additional trading space in the new extension. As such it is somewhat disappointing from a heritage stance that the applicant had not taken that option as opposed to the much greater harmful approach to this designated heritage asset that appear drive by costs.

Removal of Walls & Chimney Breasts

Built Heritage raise objection to extent of internal walling and chimney breasts that it is intended to be removed on the ground floor. These works would impact the 19th century phases of expansion of the original building. Whilst in age and significance of less importance than late 16th century historic core or that of the attached barn structure these 19th century extension to the rear and north-eastern end of the public house are thought to be more than 150 years old and are considered to hold a degree of historic significance due to their age and in their contribution to the historic phased development of the building. As such, given removal of historic fabric/features further diminishing an already much eroded historic ground floor planform/layout of this designated heritage asset.

(ii) Repair to Chimney

As part of the applications, drawing 1886 - SK01 P (Helibar Detail to Existing Chimney) has been provided which on it does not clarify where in the building the intended works are for. It is only on reading the Design & Access And Heritage Statement document that the repair works is refers seemingly only to the intention to be to the ground floor part of the main chimney breast adjacent the main bar area. In principle the proposal is believed acceptable although question is however raised to the state mortar mix to be used. The expectation here is for the mortar to be a lime mix.

First Floor

i. Front Guest Rooms

Whilst not necessarily opposed to the idea of creating en-suite bathroom to the two first floor rooms, which are to be used as guest accommodation there is however a great deal of concern in both the form for the ensuite bathroom and the lack of sufficient details with the respect to the provision of services/pipework needed for them or details as to how extraction ventilation for the ensuites would be provided given that these two rooms form part of the most historically significant part of the property. It is considered this information is particularly necessary here to be able to demonstrate the proposed ensuites could be achieved without harm or loss to those element considered to be of significance to the property being designated heritage asset.

Whilst not necessarily leading to direct harm the location of the ensuites would however result in most of the historic timber in the backwall of both of the guest rooms being hidden from view. And whilst in having the ensuites set back from the end gable wall of each room in an attempt to keep visible the substantial frame timber of the end wall however it is considered to be a poor solution that creates too small a space to be used. And in the case of the RHS guest room to the NE end of the late 16th century part of the property it would appear the ensuite would encroach onto the hearth in front of the fireplace, which itself would have its setting in the room adversely impacted by the addition of the ensuite bathroom.

Here would also wish to raise comments on the practicality of having the ensuite bathroom located along the rear wall with the skellings in terms of headroom with the bathrooms themselves.

It is believed that the applicants should reconsider the design for ensuite bathrooms and see a more compact module modern designed one as are on the market, seek to locate them within the rooms to firstly avoid harm to historic timbers in the walling (and potentially in the floor) whilst best keeping the historic timber framing in the rooms as visible and legible element.

Lounge/Kitchen

There is an attractive seemingly original period fireplace in this room. The proposals call for would see a kitchen worktop with cooker hob (with presumably oven below) placed in front of fireplace. It is not clear whether this would result in the fireplace surround and hearth grate to achieve that, which would mean the loss of a potentially original feature of the 19th century extension. Ideally, this feature should be kept and remain a visible feature of this room.

Staff Bedroom

It is noted that the position of the door of the landing corridor to the rear staff/guest bedroom is to be moved, as shown on drawing 1886-06 P, with a sliding door to be positioned further along the corridor (no detail for this door appeared to have been submitted). No justification is given for the need to reposition the door, which it is noted on drawing 1886-09 P is shown still in its present position.

2) External Alterations

From a heritage stance there is no particular concern with the intended changes, the most notable of the intended changes being to rear where the intention is through a small extension at ground floor level at the junction of the mid-19th century and early 20th century additions to the property, in order to create a new separate external access to the first floor accommodation.

Roof & Vents

It appears whilst the roof is shown in the drawings of the building's elevation there however not complete roof plans is provided rather other than that of the roof covering to the single storey elements of the building as observed on drawing 1886-06 P that is for the proposed first floor. And with that drawing it is noted the roof vents depicted on proposed elevation B-B of drawing 1886-07 P are not shown. Of somewhat greater concern, especially in the light of no full roof plans that cover the roof of the historic

frontage range is the apparent intention as noted on page 18 of the Emergency Survey Report (Bats) for at least one roof vent on the rear slope of the historic front range to serve it is assumed the ensuite bathrooms. No details of such roof vents has been provided or indicated where they would on proposed first floor plan be situated. The addition of roof vents in this historic part of the property is of some concern as there is the potential historic fabric of the roof may be harmed or lost. Although in terms of potential visual impact the vents may have, it is believed if sited in the valley of the roof created by the taller flat roofed 20th century extension should mean the vents would not be visible.

There appears the intention is for a new SVP, shown on drawing 1886-06, sited externally on the rear walling to the historic frontage range, of the first floor (LHS) guest bedroom, and that of the flat-roofed 20th century extension. This SVP is not however shown in the corresponding elevational view (Proposed Elevation E-E) on drawing 1886-08 P although it appears the existing one is. As such further clarification as to the routing externally of the new SVP would be expected to be confirmed, including whether the existing is being kept.

It is noted the applications make no indication of measure for the insulation of the roofs, works that in all likelihood would require consent to do so.

Entrance Canopy

The proposed open sided entrance canopy to be added onto the north-eastern end of the property, would be built off of the late 20th century single storey extension. The additional of the entrance canopy and the also intended alterations to the north-eastern entrance doorway of this late 20th century extension and that of internal doorway from it into in the public house to be make them disabled compliment would not have any impact to the historic fabric of the property.

Signage

Overall there is no objection to the proposed replacement signage to the property, other than raising the following couple of points, for which the expectation is for further clarification on:

- The Horns Signage document submitted along with providing details of the materials, colours, and finish for the signage, with the intention being to reuse where possible the existing back boards. The document it is noted does provide pictorial images of the intended new graphics. There is however no measurements or scale provided for the graphics or labelling cross-reference to the proposed elevations to indicate where each of the sign is located.
- On drawing 1886-07 P (Proposed Elevation) it would appear this drawing shows the intention for new longer sign board. Visually, it is thought a larger sign is unwelcomed change that detracts from the traditional barn exterior more so than the existing. For clarification purposes should the intention be for any of the new signage boards to be larger than the existing then this needs to be stated along with the intend dimensions for the boards.
- With respect to drawing 1886-SK.03 Proposed Alteration and Refurbishment (of the freestanding post sign), it is understood the existing post sign structure has been taken down due to its perilous condition and is to be replaced (para 4.6.1E on page 24 of the Design & Access And Heritage Statement document) however whilst the drawing is a scaled drawing, it only shows the front and reverse sides

of the sign and post. There are however no side elevation provide or confirmation as to what the new post is to be made from and the finish to it.

Proposed Pergola, Outbuildings & Landscaping

In terms of the proposed structures and layout of the grounds to the rear of the public house, none of the proposals physically directly impact the historic building itself and does not unduly affect its setting, being changes to the land at the rear, with no impact occurring to the views and setting to the front.

Summary

Under paragraph 213 of the NPPF (2024) it states that 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

The applicant has sought to clarify the requirement for the further opening up of the ground floor on business /commercial grounds in the submitted 'Economic Analysis of Refurbished Community Pub' document. However it would seem not possible to independently vary the figures and conclusions of this report, given the conclusions set out in the report are the main driving force to justify the removal of historic walling.

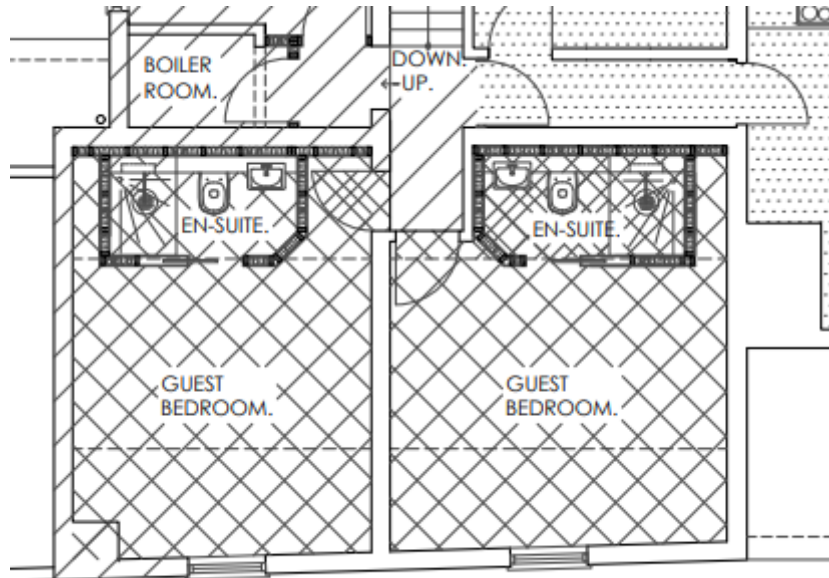
In case of the intended alteration that would affect the historically timber framing to the blocked in doorway of the late 16th century part of the building, considered to hold the greatest degree of significance, there appears to be no clear and convincing justification given for those harmful works. There is also a cause for concern, given the inadequate level of details provided, to be able to know whether the proposed ensuite bathrooms to the front first floor rooms would be achievable without harm or loss of historically significant elements.

Given then the proposed extent of historic walling that is being sort to be removed, an apparent inconsistency noted in the drawing and an inadequate lack of sufficient level of details to be able to properly evaluate potential impact to the building's significance, the Built Heritage Officer strongly object to the scheme currently proposed.

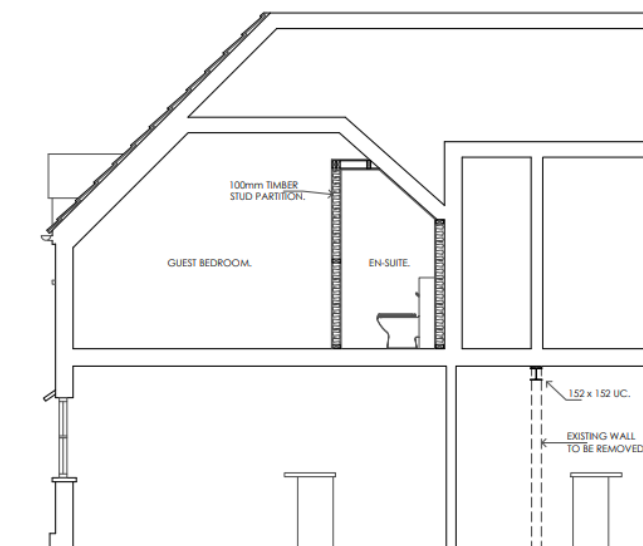
Conditions

To be advised on later

Date:	30/01/25	Signed:	Keith Frost Built Heritage Officer
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Extract from Drawing 1886-09 showing proposed first floor Guest Bedroom, to front of property.

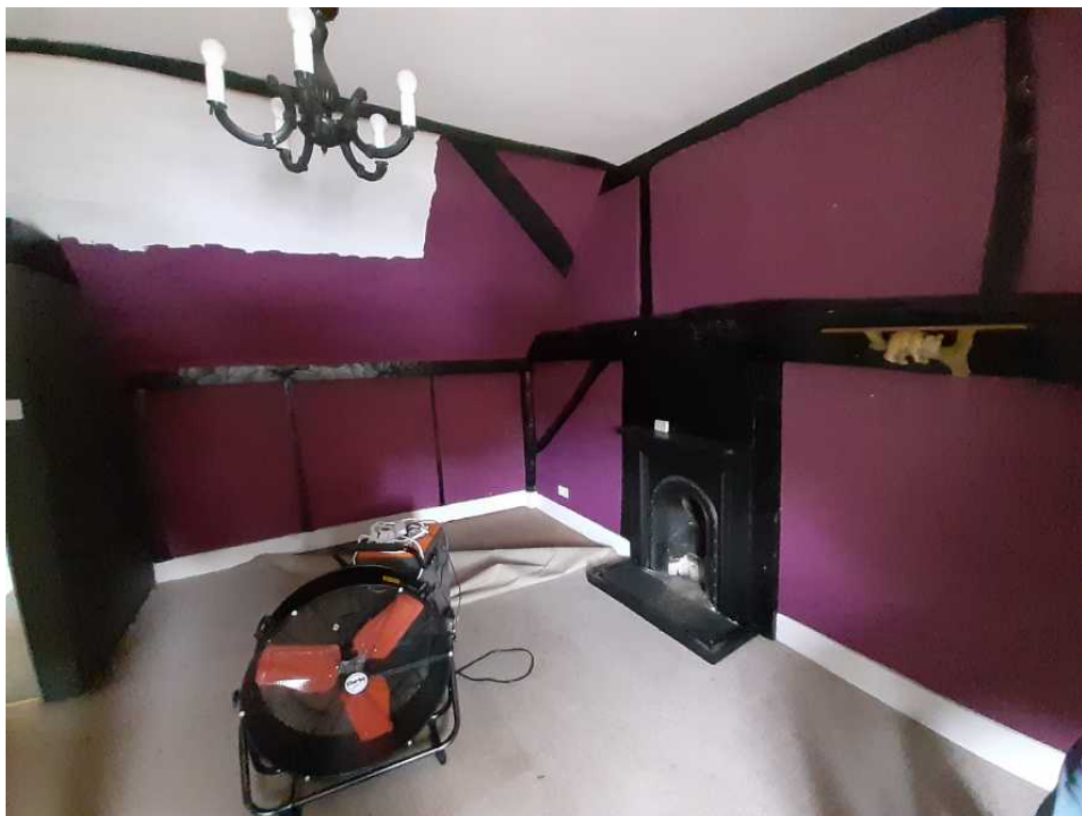


PROPOSED SECTION Y-Y.

Extract from Drawing 1886-10 P - query on headroom to ensuite and the internal wall on ground floor as the line of the Y-Y cross section on drawing 1886-05 P passes through the opened up historic doorway, and with the adjacent sections of walling removed and/or removed – not clear why wall is being shown?



LHS of the first floor front room looking towards back wall of lateC16th cottage– with the C20th extension behind.



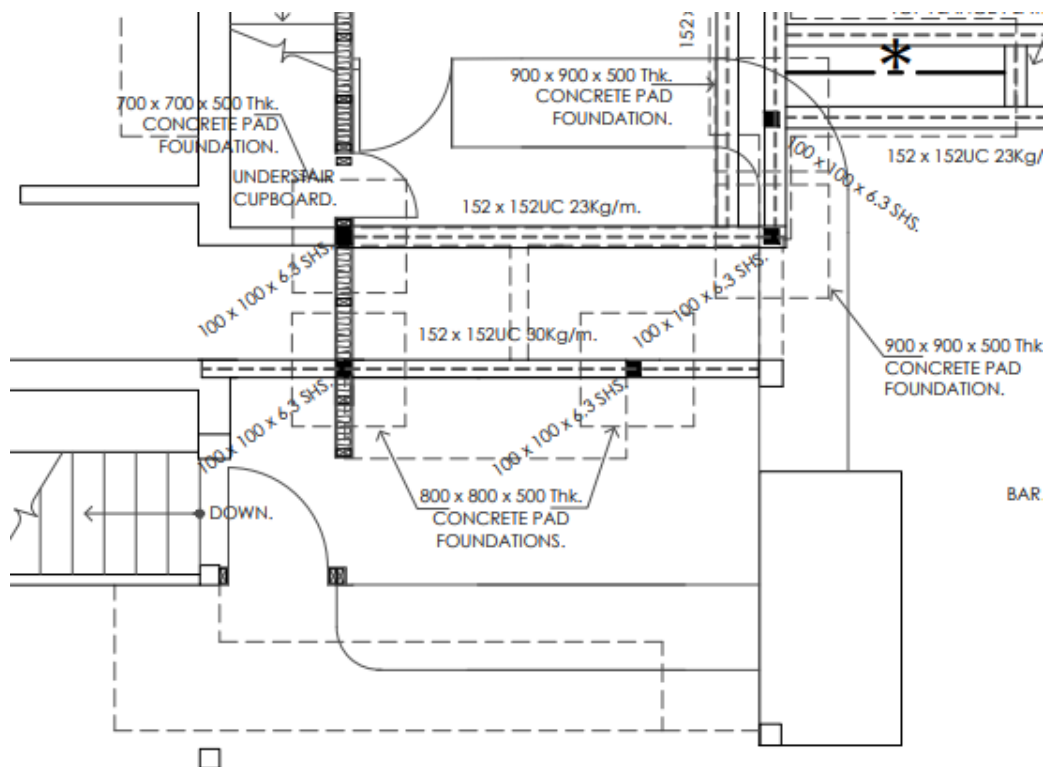
RHS of the first floor front room looking towards back wall that forms corridor to rooms to rear and NE end. Concern here that the ensuite would compromise the hearth and fireplace.

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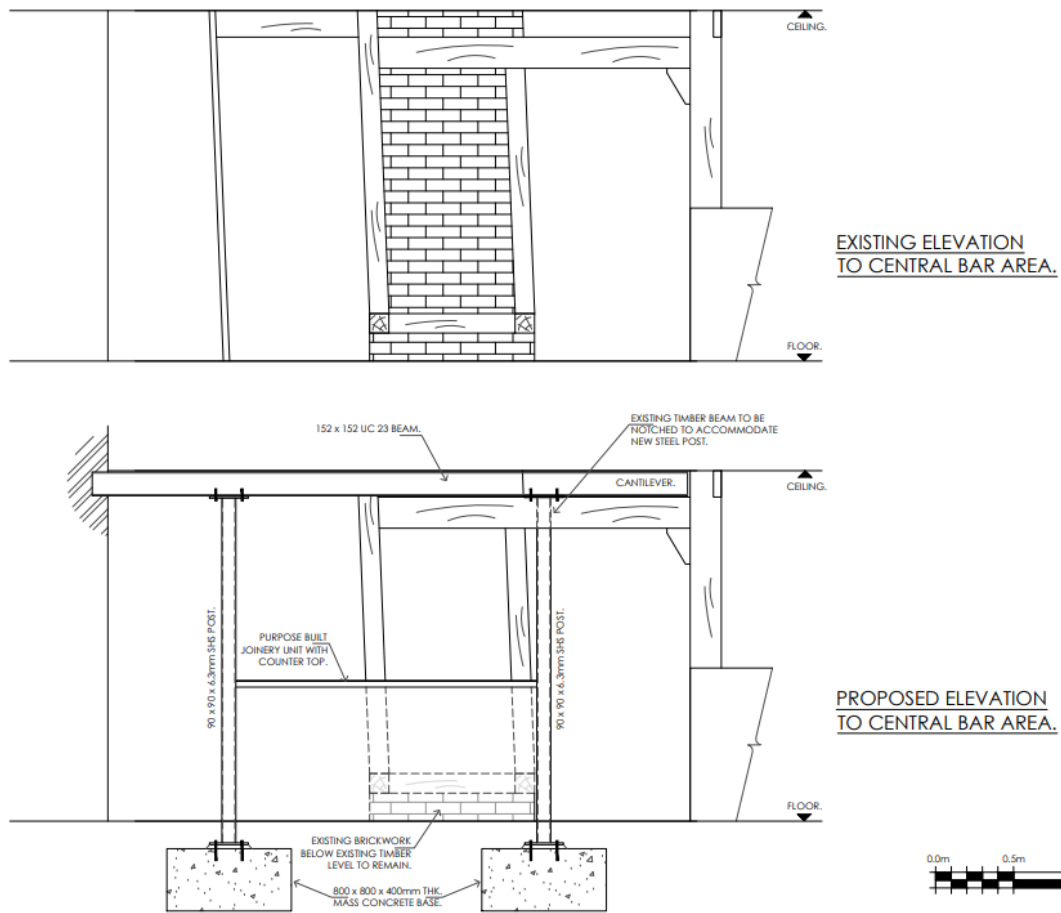
Historic blocked-up doorway – void in front suggest cellar maybe below.



Extract of drawing 1886-21P showing new stud walling and structural posts

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Extracts from Drawing 1886 -21 P

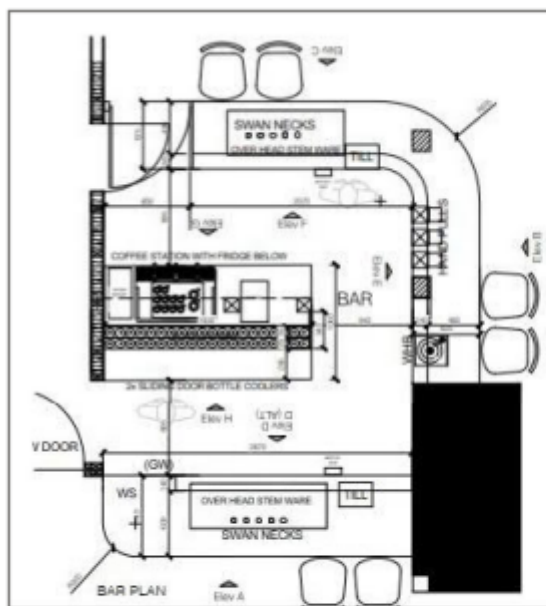


Image 76a: Bar Plan

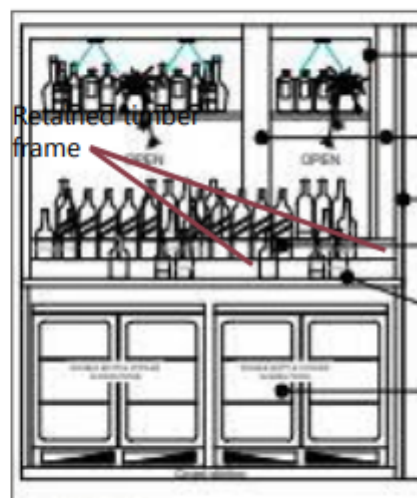


Image 76b: Bar Elevation

Images 76a and 76b: Indicative illustration of the proposed joinery to the new bar

Extract from Heritage Assessment for main bar area – no detail provided to show how this would be formed around the historically significant timber framing.

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Example of a compact modular ensuite. Existing SVP to rear.

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Extract from Proposed Elevation 1886-07 P shows a longer new sign board overlaid on position of original.