

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 (Dec.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 the

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

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 grant approval for the proposal, the Built Heritage Officer request the inclusion of the condition set out below:

Comments

Additional comments following the receipt of further details received between 24th March and 10th April comprising of the following documents:

- 1886-17 P1: Proposed Roof
- 1886-18 P2: Section Through Guest Bedroom 2 Ensuite
- 1886-19 P2: Section Through Guest Bedroom 1 Ensuite
- Details for sliding door
- MAB-C5164-217: Plans-Ground Level-Proposed Temporary Works-Phase 1
- MAB-C5164-218: Plans-Ground Level-Proposed Temporary Works-Phase 2
- MAB-C5164-237: Plans-Ground Level-Proposed Temporary Works-Phase 3
- MAB-C5164-247: Plans-Ground Level-Proposed Temporary Works-Phase 4
- MAB-C5164-301: Sections & Details Proposed
- 1886-24: Existing Elevation To Central Bar Area
- 1886-25: Proposed Elevation To Central Bar Area
- Method statement for structural steel beam installation, relating to 1886-25
- Weatherproofing
- Manthorpe Tile Ventilator Range Plain Tile GTV-Pt /drawing MBP8307
- Ubbink UB39 In Line Slate Terminal Vent

Air Extracting Routing & Roof Vents.

The additional details provided pertaining to the routing through the main roof of the air

extraction for the ensuites of the two guest bedrooms, to avoid historic timbers in the roof and the form of the extraction vents to the roofs are considered to address those earlier raised questions concerning the potential impact to heritage assets. It is noted with respect to the other first floor bathroom for staff there are no details shown for any form of air extraction for it, either through the flat roof or through an external wall.

Sliding Door To Staff Bedroom

These details had been missed off the original submission of details and are considered expectable.

Structural Steel Works To Bar Area

Firstly it is noted that with drawing 1886-24 Existing Elevation To Central Bar Area, with this latest drawing the arrangement of the historic timbers in central bar area and the bricked up doorway are now correctly shown.

Whilst from a heritage stance it is still somewhat disappointing a solution has not been found, with respect to the required structural strengthening works, which avoids the requirement to truncate the bottom portion of 3no. historic vertical timber wall studs of the now internalised historic original back wall of the property. That said, there is however the much welcomed change to the strengthening works as it is no longer being proposed to deeply notch the historically significant large horizontal wall timber, such that it would be all but cut right through, in order to position a support post directly beneath the new structural steel beam that is to be inserted above the historic timber beam. Instead, the intention is now to have a steel post placed to either side of the historic horizontal beam and connected to the steel beam above, in so doing avoiding the need to cut and/or the historic beam.

In terms of the details submitted with respect to the manner in which the historic stud timber posts are to be shortened stated on the method statement for 'the ends of down stand timber posts 1-3 are to be accurately cut level, utilising handsaws only' does not however make it explicitly clear given the ends of the timber posts are understood to be tenoned into the horizontal timber beam, that their removal would not damage the historic mortice slots in the timber beam. As such, it is suggested, should consent be given, that a condition be included that seeks to avoid harm to the timber beam when removing the post ends.

There having been previously concern for a need to demonstrate that, in the process of undertaking the removal of internal walling and strengthening works, the stability of the listed building would be maintained, the applicant has now provided details to show how those areas of first floor walling, above the walling to be removed, would be temporary supported before new structural steels are installed. Whilst the temporary propping works requires creating holes through the historic original (now internalised) rear walling, at first floor level, to allow steel beams to be inserted through for the propping. It is however stated that the walling material to be removed is to be logged and put aside to be reinstated once the structural works are done. On the basis that these holes are sited to avoid any impact to the historic timbers in the wall then whilst some disturbance of potential original wall there is not expected to be any undue harm or loss of significance overall. As such it is considered the issue of the stability of the building during the phase of structural strengthening works being undertaken allay earlier concerns there had been.

Summary

The additional information provided for the roof vents and interior sliding door are from a heritage stance considered acceptable. Whilst the change made in how the horizontal structural steel beam is to be supported on top of the historic rear wall is from a heritage stance considered to be a very positive change in that the historic timber would not be harmed. That said given the proposals still would result in harm to historic post timbers of the now internalised original rear wall along with the removal of 19th century era ground floor internal walling and fireplace/ chimney breasts, which will result in loss of historic fabric and features with a detrimentally impact to the historic planform and the legibility of the phased development of this historic public house. As such, for these reason the Built Heritage Officer would still object to the proposals. In saying that it is acknowledged the level harm would however amount to less than substantial harm

Conditions

Matching finishes – All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

No mechanical or chemical cleaning – No mechanical or chemical cleaning or stripping treatment and no paint, stain or preservative treatment shall be applied to the timber frame of the building without the prior written approval of the local planning authority.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

No sawing of timbers – No timbers or joints between timbers shall be sawn in connection with the works hereby approved for the historic frontage portion of the property, other than to the 3no. stud post timbers, the ends of which are to be removed to accommodate the structure steel beam consented as for the main bar servicing area as shown on the approved plans, without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Removal of 3No Stud Post Timber Ends

Notwithstanding the details submitted, the works hereby approved to remove the lower portion of the 3no. stud post timbers shall be undertaken by cutting through the stud

timber posts at the highest point on the timbers to be removed to accommodate the new steel beam, with the lower section to be removed, eased out from mortice sluts with the large historic horizontal timber beam, to ensure the historic joinery points on the timber beam are preserved and the beam itself is not harmed.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Service routing through internal walling – Notwithstanding the approved details, the routing of services, pipework and/or wiring through the walling of the historic frontage portion of the property is to be undertaken so as to avoid any harm (drilling, notching, channelling, cutting and/or removal) to historic frame timbers, unless otherwise agreed in writing by the local planning authority prior to undertaking works to the historic timbers.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

8) En-suite soil/waste pipe routing through walling – Notwithstanding the approved details, the routing of soil/waste pipework to serve the guest en-suite bathrooms is to be routed through the walling so as to avoid affecting any historic wall timbers.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

9) Wall mounted extraction vents, gas flues, external pipework and/or ducting – Unless shown on the approved drawings, there are to be no gas flues, extraction vents, pipework, and services ducting installed on the external wall elevations unless otherwise agreed in writing by the local planning authority prior to works being undertaken.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

10) Fireplaces – Notwithstanding the approved details, other than the removal of the ground floor fireplaces with the internal walling as shown on the approved plans, all other existing fireplaces comprising surrounds and grate fittings shall be retained in their existing locations unless their removal or relocation has been expressly authorised in writing by the local planning authority.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

First floor fireplace to lounge/kitchen – Notwithstanding the approved details, the existing fireplace, grating, surrounding and hearth to the first floor lounge/kitchen, are to be retained in-situ and protected behind the kitchen units that are to be installed, as shown on the approved plans, unless otherwise agreed in writing by the local planning authority prior to undertaking any works affecting the fireplace, surround and hearth.

*Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24*

Date:	14/04/25	Signed:	Keith Frost Built Heritage Officer
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