

<u>Location:</u>	<b>The Bull High Street Gosmore Hitchin Hertfordshire SG4 7QG</b>
<u>Applicant:</u>	<b>A E Hoffman and K A Lauder</b>
<u>Proposal:</u>	<b>Internal and external alterations to facilitate change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling</b>
<u>Ref. No:</u>	<b>24/00725/LBC</b>
<u>Officer:</u>	<b>Thomas Howe</b>

**Date of expiry of statutory period:**

3 June 2024

**Extension of time:**

30 September 2024

**Reason for Referral to Committee:**

Councillor Caroline McDonnell has requested that the application be referred to planning control committee for the following reasons:

*"I agree with the parish council on over development of the land. While I appreciate that it's a listed building and the plans are restricted to working within the bounds of the current structure, there is very little outdoor space, only one parking space for a 4 bed home and no grass/outdoor provision for a family home.*

*It's a listed building which has been allowed to go into disrepair rather than focusing on the intended use as a pub.*

*The Bull was listed as an Asset of Community Value but lost it's status when the current owners leased the building to a chef who ran it as a restaurant.*

*It, along with the Bird in Hand, was a popular and well used pub.*

*The residents in Gosmore would like the building to be sold and run as a pub once again. However if it should be awarded change of use, then plans should respect the Heritage and Listing of the building and be in keeping.*

*By calling in the change of use the future of the Bull will be properly debated and scrutinised."*

The above are considered detailed reasoning based upon one or more valid material planning considerations and details reasons why the matter is in the wider public interest.

## 1.0 **Site History**

- 1.1 24/00796/FP - Change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling and associated landscaping, Erection of carport/storage – Concurrent Application
- 1.2 24/00751/FP - Temporary planning permission for a period of 12 months for the continued use of the first floor as residential accommodation - Pending

## 2.0 **Representations**

### 2.1 **Conservation Officer – No Objection:**

*“Assuming however that the retention of a second pub in the village with only a short distance between the two cannot be sustained, I am minded to offer a NO OBJECTION recommendation on the basis that the scheme satisfies Sections 16(2) and 72(1) of the Planning (LB & CA) Act 1990, the aims of Section 16 of the NPPF and Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031.”*

Recommends condition.

- 2.2 Neighbours: N/A.

## 3.0 **Planning Considerations**

### 3.1 **Site and Surroundings**

- 3.1.1 The Bull comprises a Public House in Gosmore at the crossroads between Waterdell Lane and the High Street. The site is within the Gosmore Conservation Area and the defined settlement boundary of Gosmore. The building is Grade II Listed and its List Entry reads as follows:

***“House, now a public house. C17 or earlier, brick cased in early C18. Timber frame cased in plum brick with red dressings now painted on front and S part. Steep old red tile roofs. Low-pitched slate roof to E part of rear wing. A 2-storeys corner building facing W with single-storey rear service wing at SE. A 3-cells plan formerly roofed with cross-gable to parlour at S end, and a large projecting external chimney on E. Very large N gable chimney as open fireplace the full width of the house. Stair turret to rear of central part with front and rear doors. W front has plat-band, black painted plinth. 4 windows to 1st floor and 2 blocked openings. Segmental arches to the 3 windows on ground floor. Flush 2-lights casement windows with small-panes and external louvred shutters on ground floor. 8-panel door (renewed) in heavy frame up 2 steps. Wrought iron sign to RH end of front”***

## 3.2 **Proposal**

- 3.2.1 Listed Building Consent is sought for internal and external alterations to facilitate the change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling.

## 3.3 **Key Issues**

- 3.3.1 The key issues for consideration are the impact the proposed works to facilitate the change of use of the property to a residential dwelling would have on the character and appearance on the grade II listed building.
- 3.3.2 The proposal would result in the removal of a hanging sign on the front elevation (retaining the gallows bracket), a fascia sign to the front elevation alongside its external lighting, the removal of sign lighting from the side elevation. In addition, a new light fitting above the front elevation door, a new building sign to the side of the front elevation door, and a glazed entrance hall to the rear are proposed. Internally, the proposal would result in the loss of the main bar counter/servery and the removal partition wall forming the w/c block. The Conservation officer advised no objection to the proposed works. On the whole, it is considered that the proposed works would not detract or impact the significance of the listed building to merit an objection. The Conservation officer raises no objections to the introduction of outbuildings and the general principle of the change of use.
- 3.3.3 The impacts of the proposal on the character and appearance of the building and its significance as a designated heritage asset are considered acceptable.

## 3.4 **Conclusion**

- 3.4.1 The proposals are acceptable in listed building terms.

## 3.5 **Alternative Options**

- 3.5.1 None applicable.

### **Pre-Commencement Conditions**

I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

## 4.0 **Legal Implications**

- 4.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

## 5.0 **Recommendation**

5.1 That the works to the Listed Building be **CONSENTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. Details of the materials and external finish for the glazed rear entrance hall shall be submitted to and approved in writing prior to the manufacture and installation of this feature. The glazed rear entrance hall shall be implemented in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011-2031.

### **Informatives:**

This application does not propose works to existing windows. Repairs to existing window frames do not require listed building consent, however, replacement windows will require a separate application for listed building consent.