



Committee Report

Planning committee - 29 June 2021

Application no DC/21/1943/LBC

Location

The George Community Inn
High Street
Wickham Market
Woodbridge
Suffolk
IP13 0SD

Expiry date 22 June 2021

Application type Listed Building Consent

Applicant The George Community Pub (Wickham Market) Ltd

Parish Wickham Market

Proposal Listed Building Consent - Removal of Modern Extensions to Rear. Conservation and repairs to Historic Timber Framed Range to Front. New Two & One Story Extensions to rear in keeping with local vernacular. Internal Fit out of New Pub, Bar, Kitchen and Community Spaces. Refurbishment of Rear External Space to new Outdoor Courtyard. Refurbishment of end of Outdoor Courtyard for Bin/Keg Store & Plant.

Case Officer Katherine Scott
07867 155568
katherine.scott@eastsuffolk.gov.uk

1. Summary

1.1. This application seeks Listed Building Consent for the repair and restoration of the fire damaged George Public House, in Wickham Market. The scheme also includes part two-storey and part single-storey rear extensions, and associated works to its curtilage. The building is proposed to be used as a public house with community rooms on the first floor.

- 1.2. It is a Grade II listed building which had been used as a Public House for centuries prior to being badly damaged in a fire in 2013. It is located within Wickham Market Conservation Area and is within the defined District Centre which is focused around 'The Hill'.
- 1.3. There is also currently an associated Planning Application (DC/21/1942/FUL).
- 1.4. Both applications are recommended for approval, subject to appropriate conditions, contrary to the views of the Parish Council. Therefore the referral process was triggered and the process route for the determination of the applications was decided by the Referral Panel on 15 June 2021, where the applications were referred to South Planning Committee for determination.
- 1.5. The applications have been referred to Planning Committee as it is a project of wider public interest. The scheme has been submitted by a Community Benefit Society to restore a community facility, the Parish Council has objected and there have been a significant number of material considerations raised within the third-party representations both in support and objecting to the scheme.

2. Site description

- 2.1. Please refer to report for associated Planning Application DC/21/1942/FUL.

3. Proposal

- 3.1. This application seeks Listed Building Consent, for the restoration of the fire damaged George Public House including the reconstruction/rebuild of the building including its roof, and the construction of an extension on the rear elevation of the building.
- 3.2. The historic part of the building is the element fronting High Street, with north and south facing gables. This is the element to be repaired and restored. The cellar is to remain as a cellar, with the ground floor being reinstated to the public house use with tables and seating for customers, and the first floor which would be predominantly open to the roofspace would provide function rooms that could be hired by the public and would have their own bar within the new extension to the rear.
- 3.3. The late twentieth century single-storey elements to the rear that housed the kitchen and toilet facilities are proposed to be demolished, to allow for a new part single-storey and part two-storey extension, to house a new larger commercial kitchen, toilet facilities and additional seating/tables on the ground floor with a staircase providing access up to the first floor, where staff facilities and a store room are proposed within the extension, and access through to the first floor of the original building.
- 3.4. The yard/garden to the rear is proposed to be used as a garden with tables and chairs for customer use, and an outside kitchen area including pizza oven. At the end of the garden within the point of the triangle a gated storage area would be created for the the storage of bins and kegs etc.

4. Consultations/comments

- 4.1. There have been 6 representations of objection and 11 representations of support. They raise the same material planning considerations as those on the associated Planning Application. Therefore, please refer to the report for DC/21/1942/FUL for the summary of these.

Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Wickham Market Parish Council	5 May 2021	28 May 2021

“Wickham Market Parish Council **Objects** to these planning applications on the following grounds:-

Noise & Pollution

It was felt the surrounding properties would be adversely affected by the proposed flue. It was noted that an extraction fan will be running for 24 hours per day and surrounding properties will therefore be exposed to fumes thus causing pollution. There will also be an element of noise as a result of the extraction fan. If these applications are Granted by ESC some form of street lighting will have to be installed on George Lane causing light pollution for the surrounding properties. All of the above are not in accordance to ESC's Local Plan Policy SCLP10.3: Environmental Quality.

Highway, Pedestrian Safety& Access

George Lane is an unadopted road and its ownership has not been confirmed. This must be established if just for future maintenance. George Lane is used by pedestrians and school children daily and it was felt it is unsuitable for the use of dray lorries or for the delivery of construction materials at any time of day including out of hours. There are yellow lines along this stretch of road and therefore it is of concern as to where delivery of construction vehicles will park. WMPC.DC.21/1942.3.27.5.2021

I wish to bring to your attention a recent road traffic incident involving an HGV and a car along this narrow heavy congested stretch of road. It is also noted there is no customer parking included within the plans.

Visual Impact and Effect on Listed Building and Conservation Area

The development proposed is an overdevelopment of the site. If the footprint was to be similar of that of the former George Public House the Parish Council may have formed a different view. The proposed community rooms are not necessary as there are several existing community spaces available such as Wickham Market Village Hall and Committee Room, Wickham Market Primary School, Wickham Market Resource Centre, Wickham Market Library and All Saints Church.

The proposed flue which will be 1 and a half metres high and almost 2ft wide would not be synthetic to the Listed Building or Conservation Area. Concerns regarding the extractor fan being on all day long were highlighted and again this not in keeping within a Conservation Area. If an alternative design could be submitted ,this could be favoured. A pizza oven is also being

proposed and it was thought the smoke from this would have an impact on neighbouring properties.

Overall, this design appears inappropriate and not in accordance to ESC Local Plan Policies SCLP11.4: Listed Buildings and SCLP11.5: Conservation Areas.

Overlooking/Loss of Privacy

Due to the large scale of the proposed development, there will be loss of privacy causing overlooking to some neighbouring properties.

Layout and Design

The proposals are too large for the site and include unnecessary floor space being the community rooms. There is conflicting information in respect of the proposed entrance and if this is to be moved to the side it was felt permission should not be given as if surrounding listed properties wished to alter their entrance it was felt this would be refused by ESC's Planning Dept.

Other recommendations

It would be preferred if the frontage could be the same as it was previously with no planting, just paved.

The plans did not include details of rainwater collection.

The bird boxes should be species specific i.e. Swift boxes and Housemartin ledges.

I wish to point out the above objection was not a Unanimous decision taken by the Parish Council and some members could not partake within discussion or vote as they had declared a Pecuniary Interest. I can confirm the Parish Council are in support of a pub in this location but would prefer this to be of a similar footprint to that of the former George Public House.

I trust you will take the above comments into consideration and would like to recommend that a delegated decision is not made in respect of these applications and that they are considered instead by ESC's Planning Committee."

Statutory consultees

Consultee	Date consulted	Date reply received
Historic England	5 May 2021	7 May 2021
Summary of comments: Advise that they do not wish to offer comments. Suggest we seek the views of the Local Planning Authority's specialist conservation adviser.		

Consultee	Date consulted	Date reply received
National Amenity Societies	5 May 2021	No response
Summary of comments: No response received		

Non statutory consultees

Consultee	Date consulted	Date reply received
East Suffolk Design And Conservation	5 May 2021	19 May 2021
Summary of comments: Internal Planning Services Consultee, comments incorporated within considerations section of this report.		

Consultee	Date consulted	Date reply received
Suffolk Preservation Society	12 May 2021	No response
Summary of comments: No response received		

Re-consultation consultees / additional comments received

Consultee	Date consulted	Date reply received
Wickham Market Parish Council		10 June 2021
"Further to your recent email I am writing to recommend the applications for the George Community Pub, Wickham Market are sat before the full planning committee as mentioned previously within the Parish Council's response. It is felt a site meeting could also be beneficial especially concerning matters relating to highways."		

Publicity

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	6 May 2021	27 May 2021	East Anglian Daily Times

Site notices

General Site Notice	Reason for site notice: Conservation Area Listed Building Date posted: 11 May 2021 Expiry date: 2 June 2021
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5. Planning policy

National Planning Policy Framework 2019

SCLP11.3 - Historic Environment (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

SCLP11.4 - Listed Buildings (East Suffolk Council - Suffolk Coastal Local Plan, Adopted September 2020)

6. Planning considerations

- 6.1. The George is a Grade II Listed Building, and a number of the neighbouring buildings are also listed buildings. The Planning (Listed Building and Conservation Areas) Act 1990 is therefore applicable to the consideration of this proposal. This act requires that special attention be given to the desirability of preserving or enhancing the Listed Building and their settings.
- 6.2. The use of the building represents a reinstatement of its long-term historic use with additional community space, which represents a positive evolution of use for the community it will serve and is proposed by. The use by virtue of its similarities with the historic use as a public house therefore preserves the character of its use, with the additional community enhancements.
- 6.3. Due to the fire, significant parts of the historic building will require repair and reinstatement or reconstruction. The scheme proposed seeks to undertake these works sensitively retaining the timbers and other remaining building fabric where these remain and it is possible to do so. Where new/replacement timbers and other fabric are require, such as for the roof, these are also proposed in a manner that is sensitive to the history and character of the building. Evidence of the fire damage is to be retained in some areas as it is recognised as an important event in the history of the building.
- 6.4. The existing single-storey additions on the rear of the building are proposed to be demolished. These are of no historic merit, being constructed in the latter part of the twentieth century, and therefore their removal would not result in the loss of historic fabric or be detrimental to the character and appearance of the Listed Building.
- 6.5. The new extensions on the rear would be part two-storey and part single-storey, which would read as subservient additions, and enable the inclusion of facilities such as a staircase, lift, catering kitchen, and toilet facilities, many are features which improved accessibility and/or one would reasonably expect in a public house in order to meet customer needs and expectations in todays environment.
- 6.6. Whilst the extension would be part two-storey, the first floor element would be significantly smaller in terms of floorspace than the ground floor. Its ridge would be lower than that on the reconstructed roof on the existing building, and the floorspace would be set partially within the roof space, with a cat-slide type arrangement on the northern side, which will contain a store, a plant room and a staff room. Whilst these spaces would have a reduced headroom, due to the roof arrangement, this as significantly reduced the

potential scale and mass that could have arisen from an addition creating this level of floorspace.

- 6.7. The overall appearance of bulk and mass is also reduced by the use of different forms within the single-storey elements such as the dual pitched roof over the northern part of the proposed kitchen and the flat roof on the single-storey element between the two-storey rear wing and the southern boundary, which is proposed to contain the toilets and access route from the bar/lounge areas to the courtyard garden.
- 6.8. The flue was initially proposed on the southern side of the two-storey rear wing and proposed to be visible as a large standard flue, which would have been highly visible and contrast in a detrimental manner to the building, negatively impacting upon its appearance including in views within the wider Conservation Area, including from the footpaths adjoining the allotments.
- 6.9. During the course of this application revised plans have been submitted, relocating the flue to the end gable of the rear wing (the elevation facing east), and the flue is also proposed to be housed within a chimney shaped structure. This is a significant improvement upon the original submission and although the flue would still remain taller than main roof of the building, visually it would read as a more attractive chimney. The resulting proposal would preserve the character of the listed building and its appearance in the Conservation Area.
- 6.10. The scheme also seeks to improve the outside spaces associated with the building. The area to the front, adjacent to High Street is proposed to have brick paving in the central section allowing access from the pavement to the front doors, with areas of planting on either side, to create an attractive and welcoming frontage.
- 6.11. The area immediately to the rear is also proposed to be laid with clay brick paving, and would be used as an outside sitting area for customers, with space for planters, a bike rack and a sheltered area for smokers. This space is also proposed to have an outside serving area with pizza oven directly adjacent to the kitchen. The existing access on to George Lane which would be wide enough for vehicles is also proposed to be replaced with a wall and two sets of pedestrian gates.
- 6.12. To the rear most end of the site, the existing outbuilding will be retained with a new lean-to roof, and storage areas for bins and kegs etc would be provided, separated from the customer area.
- 6.13. The proposed works to the outside areas would be a visual improvement, as these areas are currently laid to tarmac and appear neglected. These elements of the scheme would provide enhancements to the setting of the Listed Building, and its visual appearance in the Conservation Area, particularly in views from High Street.
- 6.14. The height, form, and massing of the proposed works, including the revised flue and creation of the rear courtyard as an attractive pub garden, respect the original building, and would preserve its character, and would be appropriate additions to enable the restoration of the lawful public house use, which should secure its longer term future.

- 6.15. The works would also enhance the setting of the nearby Listed Buildings and the character of the conservation area, by reinstatement of the historic building which not only has heritage benefits but would also enhance the appearance in terms of visual amenity.
- 6.16. Appropriate conditions should be included across the Planning Permission and Listed Building Consent to secure the use of appropriate materials and detailing to ensure that this is achieved.
- 6.17. As explained above the proposals would preserve the special interest of the Grade II Listed Building, its setting and the setting of the nearby listed buildings. The scheme therefore complies with the requirements of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990, and Local Plan Policies SCLP11.2 (Historic Environment) and SCLP11.4 (Listed Buildings).
- 6.18. The relevant NPPF tests in paragraphs 195 and 196 of the NPPF are not engaged with this proposal as the proposed development would not lead to harm to a designated heritage asset, indeed as explained above the scheme results in preservation and enhancement.

7. Conclusion

- 7.1. The proposal would restore a fire damaged Listed Building, preserving and enhancing that heritage asset and its setting and the setting of other nearby Listed Buildings. The scheme therefore meets the requirements of the Listed Buildings and Conservation Areas Act, in that it would preserve and enhance the heritage assets. Therefore approval should be granted subject to appropriate conditions.

8. Recommendation

- 8.1. Approve subject to controlling conditions including

Conditions:

Standard time limit for implementation

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
Reason: This condition is imposed in accordance with Section 18 of the Act (as amended)

Plans/Documents Approved

2. The development hereby permitted shall not be carried out other than in complete accordance with:

The following drawings/documents received on 21 April 2021

- Drawing 240653-PUR-00-XX-DR-A-1000 Revision P03 (Site Location Plan)
- Drawing 240653-PUR-00-XX-DR-A-1014 Revision P03 (Ground Floor Demolition Plan)
- Drawing 240653-PUR-00-XX-DR-A-1015 Revision P03 (First Floor Demolition Plan)
- Drawing 240653-PUR-00-XX-DR-A-1016 Revision P03 (Roof Demolition Plan)

- Drawing 240653-PUR-00-XX-DR-A-2002 Revision P05 (Proposed Basement Plan),
- Window Schedule
- Door Schedule
- Internal Materials Schedule
- Timber frame repairs document

The following drawings/documents received on 4 June 2021:

- Drawing 240653-PUR-00-XX-DR-A-2001 Revision P07 (Proposed Site Plan),
- Drawing 240653-PUR-00-XX-DR-A-2003 Revision P07 (Proposed Ground Floor Plan),
- Drawing 240653-PUR-00-XX-DR-A-2004 Revision P07 (Proposed First Floor Plan),
- Drawing 240653-PUR-00-XX-DR-A-2005 Revision P07 (Proposed Roof Plan),
- Drawing 240653-PUR-00-XX-DR-A-2006 Revision P07 (Proposed Elevation 1),
- Drawing 240653-PUR-00-XX-DR-A-2007 Revision P07 (Proposed Elevation 2),
- Drawing 240653-PUR-00-XX-DR-A-2008 Revision P07 (Proposed Elevation 3),
- Drawing 240653-PUR-00-XX-DR-A-2009 Revision P04 (Proposed Section A),
- Drawing 240653-PUR-00-XX-DR-A-2010 Revision P04 (Proposed Section B),
- Drawing 240653-PUR-00-XX-DR-A-2014 Revision P05 (Ground Floor Plan Fire Strategy)
- Drawing 240653-PUR-00-XX-DR-A-2016 Revision P05 (First Floor Plan Fire Strategy)
- Drawing 240653-PUR-00-XX-DR-A-2017 Revision P04 (Eyeline Elevation)
- Drawing 240653-PUR-00-XX-DR-A-2018 Revision P05 (Interpretation Plan)
- Drawing 240653-PUR-00-XX-DR-A-2020 Revision P04 (Bin Plan)
- Drawing 240653-PUR-00-XX-DR-A-2021 Revision P01 (Proposed Elevation 4 and 5)
- Drawing 5101 Revision P04 (Mechanical Services Ventilation Layout Ground Floor Plan),
- Drawing 5102 Revision P04 (Mechanical Services Ventilation Layout First Floor Plan),
- Drawing 5103 Revision P02 (Mechanical Services Ventilation Layout Roof Plan)
- Combined Design, Access and Heritage Statement, Rev 003 , June 2021

for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For avoidance of doubt as to what has been considered and approved.

Materials and detailing

3. No building work shall commence until details of the following have been submitted to and approved by the local planning authority:
 - I. The replacement roof structure to the historic range (to show materials, joints, general arrangement of structural elements and junctions with the existing elements, in both plan and section).
 - II. roof covering (i.e. specific tile for the pitched elements and material for flat roofed area),
 - III. Roof edging detailing including eaves, verge, barge boards and capping pieces (including shape, material and finish),
 - IV. External wall materials (including material, colour and finish),

- V. Representative details of new and replacement windows in both the historic range and extension (including full details of their appearance, profile of frame and glazing bars, method of opening, ironmongery, materials and finish).
- VI. Representative details of new and replacement internal doors in both the historic range and the new extension (including full details of appearance, materials, finish and ironmongery).
- VII. Representative details of new and replacement external doors in both the historic range and the new extension (including full details of appearance, materials, finish and ironmongery).
- VIII. Ventilation intake, grills and exhaust vents (including precise size, position, materials, colour and finish).
- IX. and
- X. Hand painted signage.

Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.

Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building: the application does not include the necessary details for consideration.

Rooflight

- 4. The new roof light shall be black painted cast metal conservation-style rooflight with a vertical glazing bar down the middle.

Reason: In the interests of the conservation of the historic structure and fabric of the building.

Rainwater goods

- 5. All rainwater pipes and gutters shall be black cast iron black circular/half circular (as stated on the application form) and thereafter permanently maintained in that colour unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the character of the listed building is safeguarded

Internal wall finish

- 6. All internal plastered walls shall have a lime plaster finish, as stated on the finishes schedule received 21 April 2021, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the character of the listed building is safeguarded

Submission of Heritage Assessment to HER

- 7. No development shall commence, until a copy of the " Historic Building Record of 2015 by Heritage Collective ", submitted with this application has been submitted to the Suffolk Heritage and Environment Record (HER).

Reason: To ensure the proper recording of the historic building.

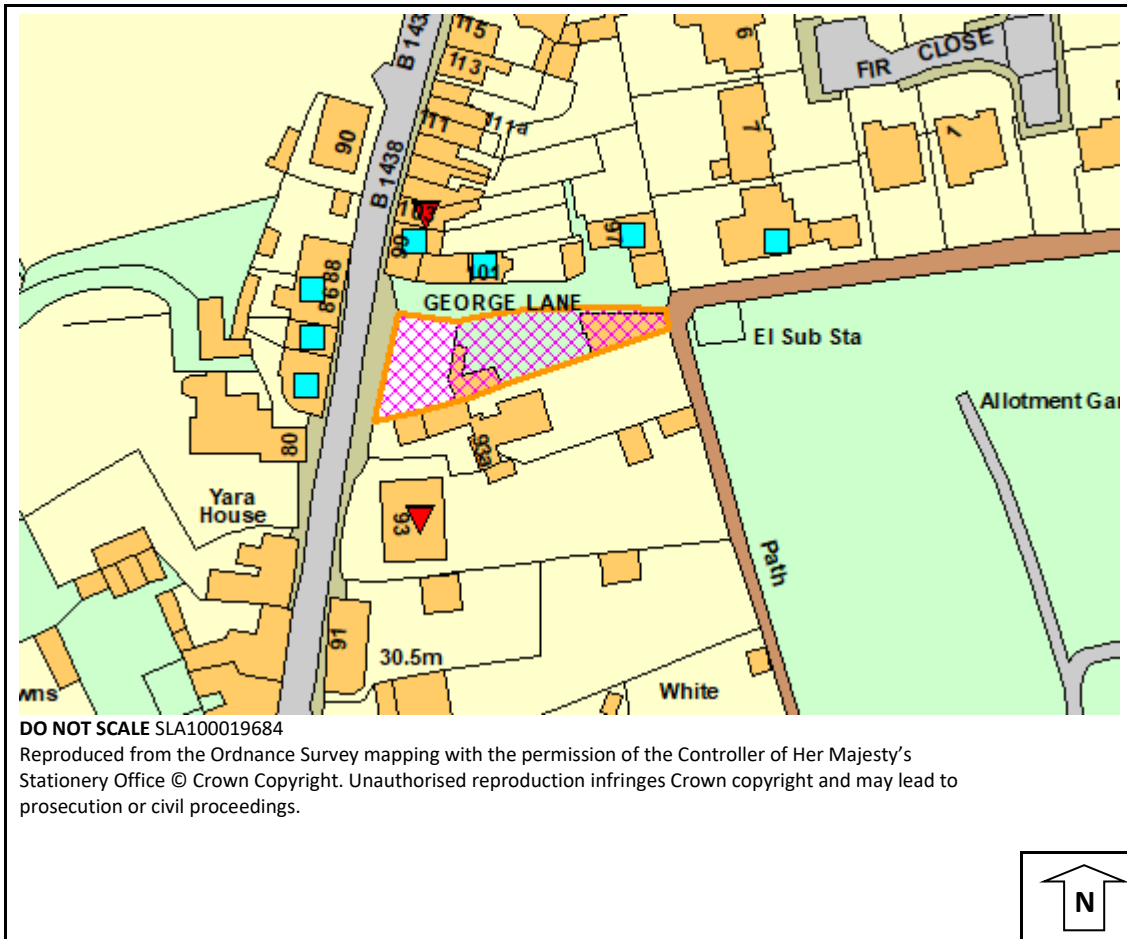
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. The works undertaken must also comply with the conditions on the associated Planning Permission (reference number DC/21/1942/FUL).
3. The current contact details for Suffolk Heritage and Environment Record (HER) are Historic Environment Record Officer, Suffolk County Council Archaeological Service, 9-10 The Churchyard Shire Hall, Bury St Edmunds, Suffolk, IP33 1RX, Telephone: 01284 741232, fax 01284 741230, email: archaeology.her@suffolk.gov.uk





Background information

See application reference DC/21/1943/LBC on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support