

# PLANNING STATEMENT

**INSTALLATION OF A WALK-IN FREEZER,  
FIXED DINING BOOTHS UNDER A TIMBER  
PERGOLA, SMOKING SHELTER, AND  
RELOCATION OF THE JUMBRELLA AND BIN  
STORE**

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## Appendix 1

PLANNING HISTORY

# 1.0 Introduction

- 1.1 This Planning Statement has been prepared by Bidwells ["The Agent"] on behalf of the Stonegate Group ["The Applicant"] in support of a Planning Application to London Borough of Hillingdon seeking consent for the installation of a walk-in freezer, fixed dining booths under a timber pergola, smoking shelter, and relocation of the jumbrella and bin store.
- 1.2 The main purposes of this Planning, Design and Access Statement are to:
- describe the proposed development, the site and surrounding area;
  - set out the planning policy context for the site and its development;
  - describe the details of consultations undertaken; and
  - describe the main planning issues affecting the development of the site and how they have been addressed through the application proposals
- 1.3 The Statement seeks to draw together the assessments and documentation which have informed the preparation of the application and have been submitted with the application in order to assist the Local Planning Authority to determine the application.
- 1.4 The statement is arranged in eight sections as follows;
1. Introduction
  2. Site Description & Planning History
  3. Proposed Development
  4. Policy Context
  5. Planning Assessment
  6. Conclusion
  7. Design and Access Statement
  8. Heritage Statement

## 2.0 Site Description & Planning History

- 2.1 The site is comprised of the established public house the Coach and Horses, Ickenham.
- 2.2 The Coach and Horses Public House is a Grade II Listed Building located at the eastern end of Swakeleys Road at its junction with Long Lane and High Road. The public house is renowned for its excellent offering of food and drink.
- 2.3 The application site comprises of the public house on the west end of the site, a car park in the north-east corner and a beer garden in the south-east corner. A parade of shops is located to the west of the site; Ickenham Library is located to the south and St. Giles Church is located to the north. The site forms part of the Ickenham Village Conservation Area and the Ickenham Residents Association.
- 2.4 The site location plan which accompanies this planning application outlines the red line boundary for the site.
- 2.5 Full planning history is available on the Hillingdon Council website. The table in *Appendix 1* provides a comprehensive review of all planning history of the site.

## 3.0 Proposed Development

3.1 The proposed development is formally described as:

*Installation of a walk-in freezer, fixed dining booths under a timber pergola, smoking shelter, and relocation of the jumbrella and bin store.*

3.2 All works are external and located to the rear of the existing building. The proposals aim to enhance the site's al fresco dining offer, responding to the growing customer preference for outdoor eating and drinking, which has become increasingly prevalent since the COVID-19 outbreak in 2020.

3.3 None of the proposed works are physically attached to the Grade II listed building.

3.4 The walk-in freezer will be positioned to the south of the site, screened from the al fresco dining area and conveniently located for access from the existing kitchen. It will sit on a new concrete slab and measure 2.46m x 2.46m, with a maximum height of 2.6m. A condensing unit will be installed adjacent to the access door, and a new form drain will be provided as required. Internally, the freezer will be fitted with shelving.

3.5 Five fixed timber dining booths will be installed along the northern edge of the beer garden. These will be covered by a timber pergola with a polycarbonate roof. The design will accommodate TVs and heat lamps, and each booth will be separated by planters. Decorative skirting will finish the booths, which will be constructed using timber to match the pergola panelling. The pergola will stand at 2.1m in height.

3.6 The timber smoking shelter will be constructed away from the al fresco dining area to minimise impact on diners.

3.7 The fixed jumbrella will be repositioned adjacent to the existing pergola, external bar, and canopy.

3.8 The bin store will be relocated towards the northern part of the site, resulting in the removal of two car parking spaces. It will be constructed using timber fence panels with concrete posts and gravel boards and will include a gate opening into the car park.

## 4.0 Policy Context

### National Planning Policy Framework (NPPF) (December 2024)

- 4.1 The Government published their revised National Planning Policy Framework (NPPF) in December 2024. The NPPF provides an overarching framework for the production of local policy documents and the consideration of development proposals.

#### Achieving Sustainable Development

- 4.2 The National Planning Policy Framework (NPPF) states that it is a material consideration in planning decisions (paragraph 2) and that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 7).
- 4.3 Sustainable development is at the heart of the NPPF. There is no specific definition of sustainable development in the NPPF, but paragraph 8 breaks it down into three overarching objectives: economic, social and environmental.
- 4.4 Paragraph 11 of the NPPF states that at its heart is a presumption in favour of sustainable development. For decision taking this means:
- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
  - d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:*
    - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
    - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

#### Decision Making

- 4.5 Paragraph 39 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should 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.

#### Ensuring the Vitality of Town Centres

- 4.6 Paragraph 90 states that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format

and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

#### Making Effective Use of Land

- 4.7 Paragraph 125 states that planning policies and decisions should:

*“give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;”*

- 4.8 Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

*“the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; local market conditions and viability; the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.”*

#### Achieving Well-Designed Places

- 4.9 Paragraph 131 states that the creation of *“high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

- 4.10 Paragraph 135 states that planning decision should ensure that development:

*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- 4.11 Paragraph 139 states that great weight should be given to “*outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings*”.

Meeting the challenge of climate change, flooding and coastal change

- 4.12 Paragraph 164 states that new development should be planned for in ways that:

*“Avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government’s policy for national technical standards.”*

- 4.13 Paragraph 166 states that in determining planning applications, local planning authorities should expect new development to:

*“comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*

Conserving and Enhancing the Natural Environment

- 4.14 Paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

*“minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs; preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

- 4.15 Paragraph 198 states that “*planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

*mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; identify and protect tranquil areas which have remained relatively undisturbed by*



*noise and are prized for their recreational and amenity value for this reason; and limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

#### Conserving and Enhancing the Historic Environment

- 4.16 Paragraph 207 states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.*

#### National Planning Practice Guidance (NPPG)

- 4.17 On 6 March 2014 the Department for Communities and Local Government launched its National Planning Practice Guidance (NPPG) web-based resource. The following sections of the NPPG have been assessed in relation to this application:
- ID: 18a Conserving and enhancing the historic environment

#### The Development Plan

- 4.18 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development be determined in accordance with the Development Plan unless material considerations indicate otherwise. In LB Hillingdon, the adopted Development Plan consists of:
- The London Plan (March 2021);
  - Hillingdon Local Plan: Part 1 – Strategic Policies (adopted November 2012);
  - Hillingdon Local Plan: Part 2 – Development Management Policies (adopted January 2020).
- 4.19 The policies considered to be of relevance to the Application proposals are listed below and an assessment of the Application proposals against the requirements of these policies, and other material considerations, is contained at section six of this Statement.

#### The London Plan

- Policy GG1: Building Strong Inclusive Communities
- Policy GG2: Making the Best Use of Land
- Policy GG5: Growing a good economy
- Policy D1: London’s Form, Character and Capacity for Growth
- Policy D14: Noise
- Policy HC1: Heritage Conservation and Growth
- Policy HC6: Supporting the night-time economy
- Policy HC7: Protecting public houses

Hillingdon Local Plan: Part 1 – Strategic Policies (adopted November 2012)

- Policy NPPF1: National Planning Policy Framework – Presumption in Favour of Sustainable Development
- Policy EM1: Climate Change Adaptation and Mitigation
- Policy EM7: Biodiversity and Geological Conservation
- Policy EM8: Land, Water, Air and Noise

Hillingdon Local Plan: Part 2 – Development Management Policies (adopted January 2020)

- Policy DMTC3: Maintaining the Viability of Local Centres and Local Parades
- Policy DMTC4: Amenity and Town Centre Uses
- Policy DMHB1: Heritage Assets
- Policy DMHB2: Listed Buildings
- Policy DMHB4: Conservation Areas
- Policy DMHB11: Design of New Development
- Policy DMCI1: Retention of Existing Community Facilities

## 5.0 Planning Assessment

### Principle of Development

- 5.1 The proposed development involves the installation of a walk-in freezer, fixed dining booths under a timber pergola, smoking shelter, and relocation of the jumbrella and bin store at the Coach and Horses PH, Ickenham. These works are considered as essential improvements to the al fresco dining offering to ensure the ongoing success of the public house. These works represent a significant enhancement of the al fresco dining offer at the existing public house.
- 5.2 Paragraph 85 of the National Planning Policy Framework (NPPF) places significant weight on supporting economic growth and productivity. In alignment with this, Policy GG5 of the London Plan promotes the diversification of London's economy and supports its role as a 24-hour city. Additionally, Policy HC7 of the London Plan seeks to protect public houses where they hold heritage, economic, social, or cultural value to local communities.
- 5.3 At the local level, Policy NPPF1 reiterates the presumption in favour of sustainable development as set out in the NPPF. Ickenham is identified as a Local Centre, and Policy DMTC 2 supports ground floor uses such as pubs and bars. Policy DMCI1 seeks to retain existing community facilities.
- 5.4 The proposed enhancement works are vital to ensuring the continued economic success of the site as an established community asset, contributing both to the local centre economy and the broader London economy. The public house also plays an important role within the Ickenham community, providing a space for social interaction and leisure.
- 5.5 Accordingly, the development is supported in principle by the NPPF, the London Plan, and the Local Plan.

### Heritage Considerations and design

- 5.6 The implications of the proposals on the setting of the host listed building, the character and appearance of the Ickenham Village Conservation Area, and the setting of neighbouring heritage assets are fully assessed in the accompanying Heritage Statement. It is considered that no harm arises to any of these heritage assets as a result of the proposed development. The works are confined to the rear car park and beer garden and do not involve any physical contact with the listed building.
- 5.7 Paragraph 207 of the National Planning Policy Framework (NPPF) states that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and sufficient to understand the potential impact of the proposal on its significance. As a minimum, the relevant historic environment record should be consulted, and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has the potential to include, heritage assets with archaeological interest, a desk-based assessment and, where necessary, a field evaluation should be submitted. In line with this requirement, a Heritage Statement has been prepared to accompany this planning application.

- 5.8 Policy HC1 of the London Plan requires development proposals affecting heritage assets and their settings to conserve their significance by being sympathetic to the asset's value and its appreciation within the surrounding context. Furthermore, development proposals should avoid harm and identify opportunities for enhancement by integrating heritage considerations early in the design process.
- 5.9 At the local level, Policy DHMB1 of the Local Plan expects development proposals to avoid harm to the historic environment. Proposals that affect heritage assets will only be supported where they do not lead to a loss of significance or cause harm, unless it can be demonstrated that the public benefits of the development would outweigh such harm, in accordance with the NPPF.
- 5.10 Policy DHMB2 of the Local Plan states that applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily listed building will only be permitted where the proposals retain the building's significance and value. Any additions or alterations must be appropriate in terms of the building's fabric, historic integrity, spatial quality, and layout. Proposals should be sympathetic in scale, proportion, detailed design, materials, and workmanship.
- 5.11 Policy DHMB4 of the Local Plan requires development within a Conservation Area to preserve or enhance the character or appearance of that area.
- 5.12 The proposed development has been designed in accordance with these national, regional, and local policy requirements. It seeks to ensure that the significance of the heritage assets is conserved, and that the character and appearance of the Conservation Area is preserved. The accompanying Heritage Statement demonstrates that the proposals are sympathetic, proportionate, and appropriate in their context, and that no material harm arises to the listed building or its setting.
- 5.13 The proposed structures are modest in scale and appropriate in nature. They are sympathetic to the setting of the listed building and are fully reversible, in accordance with good conservation practice. The walk-in freezer, dining booths, pergola, smoking shelter, bin store, and jumbrella are lightweight and freestanding. As none of the structures are attached to the listed building, there are no material implications for its historic fabric, character, or appearance.
- 5.14 Given their siting, scale, and materials, the proposed works are read as subordinate garden and yard structures. They do not give rise to any significant or detrimental impact on the character or appearance of the site, the Conservation Area, or the settings of the host and neighbouring listed buildings. These features are ephemeral and easily removed, and their design and materials are appropriate to the public house setting. They do not appear as incongruous or alien elements.
- 5.15 The setting of the listed building is only modestly affected by the proposed works. All structures are located at the rear of the site, within the existing curtilage of the public house. Within this context, they are not visually strident and are read as modest and subordinate in scale and design. The proposals do not result in any material or detrimental change to the setting of the listed building and appear as appropriate garden features.
- 5.16 The proposed works are visually contained within the site and are appropriately designed and detailed. They are modest in scale and will not result in any significant harm to the character or appearance of the site, the Conservation Area, or the settings of any heritage assets. The visual

implications of the proposals are considered appropriate and result in no material harm to the wider street scene, as further detailed in the accompanying Heritage Statement.

### Amenities

- 5.17 The site is currently in use as a public house, and the proposed scheme does not involve any change of use. The existing lawful use of the premises will continue, and the proposals represent a refurbishment and enhancement of customer facilities associated with that established use. As such, the development does not introduce any new or materially different use to the site.
- 5.18 Given this, it is considered that the proposals will not result in any net material impact on the amenities of neighbouring properties beyond the existing baseline. The site lies within a busy and active mixed-use local centre in Ickenham, where surrounding uses include other public houses, bars, and restaurants. The area is characterised by a consistent level of activity and ambient noise throughout the day and evening.
- 5.19 The refurbishment and enhancement of the pub garden and yard area are necessary to support the continued viability of the public house and to ensure its ongoing economic health. These works will improve the quality of the external customer facilities and help maintain the beneficial use of the host listed building in a manner that is appropriate and sympathetic to its heritage significance.
- 5.20 The proposed structures will facilitate better use of the outdoor areas, supporting the continued operation of the public house as a valued community asset. The development will contribute positively to the vitality of the local centre and increase pedestrian footfall within the wider Ickenham Village Conservation Area.
- 5.21 For these reasons, the proposed scheme is considered to be fully compliant with the aims and objectives of Policies EM8 and DMTC4 of the Local Plan.

## 6.0 Conclusion

- 6.1 This Planning Support Statement is submitted on behalf of The Coach and Horses in support of a Full Planning Application to the London Borough of Hillingdon for *the installation of a walk-in freezer, fixed dining booths under a timber pergola, smoking shelter, and relocation of the jumbrella and bin store.*
- 6.2 For the purposes of paragraph 134 of the NPPF, the proposal would lead to less than substantial harm to the listed building and wider conservation area. Furthermore, it would secure a number of public benefits which in turn outweigh the very limited harm.
- 6.3 The works proposed as part of this application are minor in scale and do not adversely affect to the character or historical significance of this Listed Building.
- 6.4 Neighbouring amenity will be preserved as a result of these proposals and therefore it is considered that there is no direct conflict with adopted policy.
- 6.5 The advice within the NPPF paragraphs 17, 21 and 187 should also be applied in this case. Planning should not simply be about scrutiny, but should instead be a creative exercise in finding ways to enhance and improve places where people live, including improving health and social well-being. Investment in businesses should also not be overburdened by the combined requirements of planning policy expectations. LPAs should look for solutions rather than problems and seek to approve sustainable development wherever possible.
- 6.6 The recently adopted London Plan supplementary planning guidance document; Culture and Night-Time Economy (Nov 2017), identifies the significant importance of pubs and the role that they play within local communities. The proposals seek to comprehensively upgrade the offering of this popular public house which will be in strong position to serve the local community for years to come.
- 6.7 Finally, the proposal accords with the provisions of the development plan, together with the Core Planning Principles set out in the NPPF. The proposal therefore represents a sustainable and suitable development and hence it is requested that planning permission is granted for this proposal.

## 7.0 Design and Access Statement

- 7.1 This application seeks planning permission for the installation of a walk-in freezer, fixed dining booths under a timber pergola, smoking shelter, and relocation of the jumbrella and bin store. 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 proposal is for a modest scheme to enhance existing customer facilities within an existing public house site, as described in Section 3.0, summarised above in paragraph 7.1 and as detailed in the accompanying plans.

### Layout

- 7.3 The existing layout of the buildings themselves are unaffected by the proposed works. The proposed works are limited to the erection of structures and the installation of garden works within the existing public house demise. None of these proposals significantly affect circulation around the pub yard/garden or car parking areas and the proposals are considered to enhance existing customer facilities provided at this established commercial leisure facility. Overall, these changes (which are fully detailed on the accompanying plans) do not result in any significant impacts upon the general layout of the site and its areas of public access. These modest proposals are considered to be sympathetic and appropriate in nature.

### Scale

- 7.4 The application proposals are limited in extent and there is no associated enlargement of the scale of the premises or their curtilage. All external works are in keeping with the scale of what currently exists.

### Landscaping

- 7.5 There are only minimal changes proposed to the landscaping of this public house. The existing hard and soft landscaping at the site is enhanced by the application proposals. The proposed garden/yard area structures and are all contained within the existing public house demise, and this is already hard-surfaced.

### Appearance

- 7.6 The external appearance of the host building is not affected by the application proposals. The appearance of the site is considered to be enhanced by the proposed structures and works

## Access

- 7.7 The primary means of access will not change as part of this application.



## 8.0 Heritage Statement

8.1 In accordance with paragraph 128 of the National Planning Policy Framework (NPPF), this Heritage Statement is submitted to assist the Local Planning Authority (LPA) in determining the associated planning application.

8.2 The application site comprises the Grade II listed Coach and Horses public house, located in Ickenham. It is situated within the Ickenham Village Conservation Area, which was first designated on 29 January 1970 and subsequently extended in 1983, 1990, and 2008.

This statement accompanies the proposed development and provides an assessment of the potential impact of the scheme on the character and appearance of the Conservation Area, the setting of the listed building, and the surrounding heritage assets.

### Assessment of heritage significance

8.3 The Listed Buildings Register describes the building as;

*"1. 5018 HIGH ROAD (East Side) ICKENHAM The Coach and Horses Public House TQ 0786 14/194 TQ 0886 15/194 II 2. Building probably of C16 altered and extended. 2 storeys, 4 bays. High pitched roof, renewed in machine tile, has off-centre compound stack with lower parts in old brick. 1st floor tile hung, ground floor rendered. Windows C19 and modern casements. At left, covering the 2 left bays, a modern lean-to extension with 2 hipped dormers above and bay windows below. Inside a few old chamfered beams visible. Graded II partly for important position in village centre."*

8.4 The public house was first licensed for alcohol sales in 1759 and served as a venue for manorial courts throughout the 19th century, with the last recorded session held in 1878. The site's location within the Conservation Area further reinforces its heritage significance.

### Assessment of Impact

8.5 The proposed works, as detailed earlier in this statement, are confined to the rear garden of the public house and are not physically attached to the listed building. The rear garden is not visible from public viewpoints within the wider Conservation Area, and the proposed structures will not affect the street scene or the visual integrity of the area. The impact is therefore considered minor.

8.6 The garden already contains timber structures that have contributed positively to the viability and socioeconomic function of the public house. These structures support the continued operation of the premises as a valued community asset. The proposed additions follow a similar design approach, utilising ephemeral materials that contrast with the historic brickwork of the main building. This deliberate juxtaposition ensures a clear visual distinction between historic and new elements, aligning with best practice in heritage-sensitive design.

8.7 Given the limited visibility of the garden area from the public domain, and the fact that the proposed structures are not visible at all from public viewpoints, the resulting public benefits of an

enhanced community space are considered to outweigh any potential harm. The proposals do not affect the historic fabric of the listed building and will not result in a significant change to its setting or architectural interest.

- 8.8 The proposed works directly support the economic sustainability of the public house, thereby ensuring its continued use and public enjoyment. The development is considered to result in less than substantial harm to the significance of the heritage assets. In accordance with paragraph 134 of the NPPF, this harm should be weighed against the public benefits of the proposal.

#### Mitigation Strategy

- 8.9 The proposals involve the retention and replacement of existing garden structures only. No alterations are proposed to the listed building itself, and none of the timber structures will be physically attached to it, thereby preserving its external elevations.
- 8.10 In light of the above, the proposed development is considered to constitute sustainable development in accordance with paragraph 14 of the NPPF. There are no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF and the Local Plan taken as a whole. Accordingly, planning permission should be granted.

# APPENDIX 1

## PLANNING HISTORY

REFERENCE	PROPOSAL	RECEIVED	STATUS
<b>368/APP/2018/747</b>	Retention of existing garden structures including summer house, outdoor barbeque hut, pergola, hut, shed and jumbrella and proposed additional timber pergola and covered walkway to existing shed.	27-02-18	Appealed
<b>368/APP/2018/709</b>	Details pursuant to condition 6 (Wire Run Details) of planning permission Ref: 368/APP/2017/4365, dated 12.02.18	22-02-18	Approval
<b>368/ADV/2017/134</b>	Replacement of externally illuminated totem pole signage, amenity board sign on side elevation, externally illuminated fascia sign and menu sign on front elevation	04-12-17	Approval
<b>368/APP/2017/4364</b>	Retention of garden structures, new timber pergola, removal of covered area, new covered walkway, bench seating, fire pit conversion, log store erection	04-12-17	Withdrawn
<b>368/APP/2017/4365</b>	Installation of replacement external signage and internal redecoration works (Listed Building Consent)	04-12-17	Approval
<b>368/APP/2008/1221</b>	Installation of a freestanding smoking shelter on rear terrace	11-04-08	Refusal
<b>368/APP/2008/1222</b>	Construction of a freestanding smoking	11-04-08	No Further Action

	shelter on rear terrace (Listed Building Consent)		
<b>368/APP/2007/3588</b>	Construction of new internal lobby at rear of trading area (Listed Building Consent)	26-11-07	Approval
<b>368/APP/2007/1924</b>	Details of jumbrella colour and external lighting in compliance with conditions of planning permission 368/APP/2006/3517	19-06-07	Approval
<b>368/APP/2006/3517</b>	Extension of paved area to rear garden, installation of 2 umbrellas and new picket fencing	22-01-07	Approval
<b>368/APP/2005/281</b>	Installation of two replacement fire exit doors and additional external lighting to building and car park	24-01-05	Approval
<b>368/APP/2005/282</b>	Installation of two replacement fire exit doors and additional external lighting (Listed Building Consent)	24-01-05	Approval
<b>368/APP/2002/233</b>	Erection of a cold room and canopy within fenced enclosure (Retrospective Application)	30-01-02	Approve Limited Time
<b>368/APP/2002/235</b>	Erection of a cold room and canopy within timber fenced enclosure (Retrospective Listed Building Consent)	30-01-02	No Further Action
<b>368/APP/2001/620</b>	Landscaping, plant and roof access rail details per conditions of previous permissions; signage and lighting details; installation of externally illuminated signage – Refused	21-03-01	Refusal
<b>368/ADV/2001/31</b>	Installation of an externally illuminated	19-03-01	Withdrawn

	free-standing pole sign		
<b>368/ADV/2001/21</b>	Installation of externally illuminated signage and lanterns	23-02-01	Approval
<b>368/APP/2001/198</b>	Installation of externally illuminated signage and lanterns (Listed Building Consent)	01-02-01	Approval
<b>368/APP/2001/210</b>	Erection of a part illuminated obelisk	26-01-01	Withdrawn
<b>368/ADV/2001/6</b>	Installation of a free-standing externally illuminated double-sided post sign	17-01-01	Approval
<b>368/APP/2001/120</b>	Erection of a free-standing externally illuminated double-sided post sign (Listed Building Consent)	17-01-01	Withdrawn
<b>368/APP/2000/2325</b>	Single storey extensions, internal/external alterations, fire escape, air conditioning plant, fencing, car park layout changes	19-10-00	Approval
<b>368/APP/2000/2333</b>	Same as above (Listed Building Consent)	19-10-00	Approval
<b>368/APP/2000/1557</b>	Single storey extensions and metal fire escape staircase to rear	29-06-00	Refusal
<b>368/APP/2000/1558</b>	Same as above (Listed Building Consent)	29-06-00	Refusal
<b>368/X/98/3053</b>	Display of various externally illuminated signs	03-06-98	Approval
<b>368/T/95/1005</b>	Installation of pub signage (Listed Building Consent, retrospective)	27-06-95	Withdrawn
<b>368/S/95/0761</b>	Porch detail compliance; single storey rear extension, entrance porch, internal alterations	10-05-95	Approval

<b>368/P/95/3106</b>	Installation of externally illuminated signage	03-04-95	No Further Action
<b>368/M/94/1344</b>	Single-storey rear extension, entrance porch, internal alterations	18-08-94	Approval
<b>368/N/94/1345</b>	Same as above (Listed Building Consent)	18-08-94	Approval
<b>368/L/94/0550</b>	Installation of additional illuminated and non-illuminated signs (Listed Building Consent)	05-04-94	Refusal
<b>368/K/94/3038</b>	Installation of additional illuminated and non-illuminated signage	29-03-94	Refusal
<b>368/J/92/0091</b>	Installation of externally illuminated signs (Listed Building Consent)	21-01-92	Approval
<b>368/H/92/3501</b>	Installation of externally illuminated signs	03-01-92	Approval
<b>368/F/91/1771</b>	Internal alterations (Listed Building Consent)	05-11-91	Appealed
<b>368/D/90/0060</b>	Single storey side extension, alterations, additional car parking, landscaping, vehicular access changes	15-01-90	Withdrawn
<b>368/E/90/0061</b>	Same as above (Listed Building Consent)	15-01-90	Approval

