

Conservation Officer – Objection

This attractive looking public house, situated on the west side of North Street, was originally two cottages and is in part reputedly of late Georgian date. The original beerhouse was much smaller, being just the right hand side of the property until the adjoining of the cottage to the left. Much of the original exterior of the public house is still in evidence including a glazed tiled (faience earthenware) front that distinguishes it from public houses of the period. It is also located within the St Faiths Conservation Area.

The overtly contemporary design of the shopfront in terms of scale, proportion and materials would be at odds with the historic and architectural period of the building and would have a materially harmful impact on the character and appearance of the Conservation Area.

The removal of the smaller sash windows and introduction of large expanses of glazing would also disrupt the vertical emphasis of the existing Public House frontage and would lead to an incongruous and unacceptable horizontal emphasis. The introduction of aluminium frame against the traditional materials of the pub would further emphasise the unacceptable juxtaposition of inappropriate against the traditional appearance of the buildings façade.

The proposal should therefore be refused as it will neither preserve nor enhance the character of the host building or the conservation area.

The proposed shopfront due to its design, scale, proportions and materials in this prominent location would have a harmful impact on the appearance of the host building, and on the character and appearance of the St Faiths Conservation Area, contrary to policies CS11 & CS16 of the Local Plan, and would conflict with guidance contained in paragraphs 64, 131 and 137 of the NPPF