

APPLICATION NO.	P21/V3543/LB
SITE	3 Cornmarket Faringdon, SN7 7HG
PARISH	GREAT FARINGDON
PROPOSAL	Change of use of Red Lion Public House, to mixed use development of Use Class E on ground floor and Use Class C3 on first, plus associated minor external alterations to window / door positions and external landscaping. (Viability report received 03.02.22) (Amended plans received 22.06.22 and 29.06.22)
WARD MEMBER(S)	David Grant Bethia Thomas
APPLICANT OFFICER	Swanee River Ltd Susannah Mangion

RECOMMENDATION

Listed Building Consent subject to the following conditions:

Standard

1. Commencement 3 years - Listed Building Consent
2. Approved plans

Prior to commencement

3. Details of thermal and acoustic insulation
- 4: Schedule of interior repairs, alterations and materials

Compliance

5. Joinery details

6: Works to match existing

1.0 INTRODUCTION AND PROPOSAL

- 1.1 This application has been called to committee by the Planning Manager due to the presence of Council owned land at the rear (Southampton Street car park). The site of this application is the Red Lion public house, a grade II listed building dating from C17th and which is mentioned in the Thomas Hughes novel, 'Tom Brown's School Days'. The site lies in the Faringdon Conservation Area and occupies a corner location on Cornmarket and Brewery Passage. Part of the garden of the former Red Lion site is excluded from the current application and forms part of application for the former Budgens site (3-7

Marlborough Street) ref. P21/V3520/FUL which is currently under consideration. However, the current proposal would retain part of the external area.

- 1.2 The site lies within the historic core of Faringdon and there are a number of other listed buildings in the vicinity, including the Corn Exchange (Old Council Chambers) to the north west of the site and the Old Town Hall in the Market Place which is grade II*listed. To the east and north are a number of listed buildings on Cornmarket including 1,2 and 8-10 Cornmarket.
- 1.3 The Red Lion PH has been vacant since February 2020 when it last operated as a pub with three B&B letting bedrooms above.
- 1.4 This application seeks listed building consent for a change of use of the premises to a mixed use development. The proposal involves the provision of two commercial units at ground floor comprising an office unit and a café/bakery with external seating space, and the creation of residential accommodation comprising two 2-bedroom flats at first floor level which would be served by a new external access. No off-road car parking provision is associated with the proposed development but cycle storage is proposed.
- 1.5 The location plan is below and the application plans are **attached** at Appendix 1.



- 1.6 The application has been subject to re-consultation on the viability assessment received on 3 February 2022 and further to amended plans to address Conservation comments and to provide additional information in respect of bin and cycle storage.

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

2.1 The full version of all comments received is on the planning application pages of the council's website, www.whitehorsedc.gov.uk

2.2

	Original	Amendment
Great Faringdon Town Council	Support. Losing an historic pub is disappointing but the exterior will be unchanged and the ground floor is to be retained as commercial property.	
Conservation Officer	No objection in principle. An amendment should be secured to retain door to Brewery Passage.	

3.0 **RELEVANT PLANNING HISTORY**

3.1 [P07/V0407/A](#) - Approved (21/09/2007)

Display of new signage

[P06/V1191/LB](#) - Approved (12/09/2006)

Internal structural alterations, minor demolition and new walls, new steel external stairs.

[P06/V1190](#) - Approved (12/09/2006)

Internal alterations, demolition of some internal walls, formation of new walls, new raised floor to ground floor, new steel stair access, new floor and doors to undercroft. Demolition and rebuilding of external walls to first floor area and formation of 3 new letting bedrooms.

[P05/V0890/LB](#) - Approved (09/08/2005)

Refurbishment of landlords accommodation involving replacement of existing light weight room partition with new timber partition, boarding over existing windows to central void, forming new opening in existing partition wall, replacement of several internal doors and boarding over existing door to a second floor roof space.

3.2 **Pre-application History**

[P21/V1702/PEM](#) - Advice was provided on 26 July 2021 regarding the proposed change of use of the Red Lion Public House, to mixed use development of Use Class E on ground floor and Use Class C3 on first plus associated minor external alterations to window and door positions and landscaping. Details were available to view in association with the current planning application on the council's website, www.whitehorsedc.gov.uk .

4.0 **ENVIRONMENTAL IMPACT ASSESSMENT**

- 4.1 The development is neither of sufficient scale, nor on the type of site, that would require an EIA.

5.0 **MAIN ISSUES**

5.1 **Impact on the Listed Building**

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Policy CP39 of LPP1 (Reviewed) requires new development to preserve and where possible enhance designated heritage assets and their setting in accordance with national guidance and legislation. This includes ensuring that vacant historic buildings are re-used as soon as possible to prevent deterioration. Policy DP38 of LPP2 requires that development which alters or extends a listed building must preserve or enhance its special architectural or historic interest and significance.

- 5.2 The National Planning Policy Framework (NPPF) contains advice on decision-making involving heritage assets in paragraphs 194 – 208. Paragraph 197 of the NPPF advises account should be taken of the desirability of putting heritage assets to viable use, consistent with their conservation and the positive contribution they can make to the community and its vitality.

- 5.3 The Red Lion public house is of historical significance due to:

- It is a good example of the 17th Century vernacular buildings within the town
- It is an important part of the composition and compact street pattern that forms the character of the Conservation Area
- It has important group value in its setting alongside immediate neighbouring listed properties and within the street scene,
- It is constructed of traditional materials that are characteristic of the local historic vernacular.
- It is mentioned in the 1857 novel by Thomas Hughes, 'Tom Brown's School Days'.

- 5.4 Some significance is attributed to the long-term use of the building as a public house. However, the conversion of the ground floor to a café/bakery business would retain an active commercial use. The conversion would retain the primary layout and structural fabric but would remove modern partitions installed in 2006.

- 5.5 The residential conversion of the upper floors, from landlord accommodation with B&B units, which appears to have been under-utilised for some time, is acceptable in principle. The internal stair is not used as part of the application proposals but it would be boxed in to allow flexibility of reinstatement in future should it be required. The proposal layout predominantly follows the existing,

with , modern partitions dating from 2006 at the rear of the property removed and a new partition added to form unit 2.

- 5.6 Externally, the existing unsightly fire escape stair would be replaced with a 'juliette' balcony. Access to the residential flats would be taken via a new external stair and landing from the private garden area to the south which would be less visible and beneficial in heritage terms.
- 5.7 In general, officers note the interest of the building has been compromised by previous alterations and accept it is in need of a viable use to secure the conservation of the building and therefore consider the change of use would better utilise available space.
- 5.8 An amended scheme was submitted to address concerns in respect of the removal of the plank door to the proposed office.
- 5.9 Therefore, there is no objection to the proposal on listed building grounds. As a listed building consent has to be implemented in accordance with the approved details, officers consider the plans themselves provide sufficient control over the approved works to ensure they are carried out as submitted.

6.0 **CONCLUSION**

- 6.1 3 Cornmarket is a grade II listed building. The proposal involves alterations to the former public house to mixed use comprising commercial uses at ground floor and residential accommodation above. The proposals would, on balance, have a positive impact on the heritage asset and will ensure viable uses for the currently empty listed building.

The following planning policies have been taken into account:

Vale of White Horse Local Plan 2031 Part 1 (LPP1)

A Regulation 10A review for Local Plan Part 1 (LPP1) was completed in December 2021, evaluating LPP1's policies for their consistency with national policy, considering current evidence and any relevant changes in local circumstances. The review shows that five years on, LPP1 (together with LPP2) continues to provide a suitable framework for development in the Vale of White Horse that is in overall conformity with government policy.

CP37 - Design and Local Distinctiveness

CP39 - The Historic Environment

Vale of White Horse Local Plan 2031 Part 1 (LPP2)

DP36 - Heritage Assets

DP38 - Listed Buildings

Faringdon Neighbourhood Plan 2016

4.7E Visual Impact

Joint South Oxfordshire and Vale of White Horse Design Guide

Equality Act, 2010

The application has been assessed under Section 149 of the Equality Act. It is considered that no identified group will suffer discrimination as a result of the proposal.

Human Rights Act, 1998

The application has been assessed under the Human Rights Act, particularly Schedule 1, Part 1, Article 8 and Schedule 1, Part 2, Article 1. The objections of individuals have been weighed against the public interest and the recommendation made by officers is considered to be proportionate.

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