

**WESTERN AREA PLANNING COMMITTEE
ON 11 DECEMBER 2013**

UPDATE REPORT

Item No: (5) **Application No:** 13/01849/LBC **Page No.** 71 - 84

Site: The Wellington Arms, 4 Andover Road, Newbury

Planning Officer Presenting: Jake Brown

Member Presenting:

Parish Representative speaking: Councillor Phil Barnett

Objector(s) speaking: N/A

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Ian Blake

Ward Member(s): Councillor Johnston
Councillor Tuck

Update Information:

Since the Committee Report was produced a consultation response from The Newbury Society has been received in respect of the latest amended plans. The Newbury Society welcomes the latest amendments for bin and cycle stores.

In addition the following response from The Georgian Group has been received:-

'The Wellington Arms is a Grade II listed building dating from prior to 1841 and post 1830. It has an associated stable building of possible late eighteenth century date. The complex was built as a public house and associated accommodation.

The current proposal seeks a Change of Use and conversion of the main Grade II Listed pub building and two outbuildings into four new residential units. This involves internal alterations. The Group wishes to object to the granting of consent for the following reasons:-

The current proposals seek to remove the original staircase, an original chimneypiece and two original chimneybreasts. These are some of the few remaining original features left within the building. If removed

it is likely that the building would become a candidate for removal from the statutory list.

The proposals constitute overdevelopment of a sensitive historical site. The bin and cycle store could be accommodated within the historic stable block. The proposal to convert it into a dwelling seems ill-conceived and the proposed floor-plan is extremely cramped. If converted to a dwelling there is a risk that subsequent occupants may wish to extend this small listed building and its historic character could be lost. The Group advises that the cumulative effect of this application would be to degrade the historic fabric and significance of the site and that it should therefore be refused consent'.

In respect of the comments received from the Georgian Group, it is acknowledged that some of the historic fabric will be lost as a result of the proposed development. However, significant internal alterations have already taken place within the building and, when considered against the benefits of the development, the proposal is, on balance, considered acceptable.

The following response from the Ancient Monuments Society has also been received:-

'We wish to re-iterate our concerns of 9 September ('We do not wish to comment in detail, but wonder if it might be possible to incorporate the existing staircase which is shown in Plate 8 of the Heritage Statement into the plans for the conversion? This is an attractive feature which it seems wasteful to demolish. It also contributes to the significance of the listed building, and therefore its removal needs to be justified'). It would be useful to know the reasons why the existing historic staircase cannot be incorporated into the applicant's proposal. Could the circulation be modified to secure its retention?'

DC