

Location	Feature	Works/materials	How identified	Applied for	Harm	Nature of significance	Impact
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Main bar	Red & black floor tiles, clay	Lifted & relaid in cement	GS Statement	No	Yes. Cement inappropriate in and damaging to a LB	Historic/ architectural	High
Main bar	Red & black floor tiles, clay	Lifting	GS Statement	No	Yes: breakage to tiles, losses	Historic/ architectural	High
Main bar	Bar counter, timber	Removal & disposal	GS Statement	No	Yes. Bar counter integral & crucial to identity & understanding of the function of PH. Harm caused by loss is substantial.	Historic/ architectural/ functional/ symbolic	Very High
Main bar	Bar back, timber shelves	Removal & disposal	GS Statement	No	Yes. Bar back (in tandem with bar counter) is integral to function of PH.	Historic/ architectural/ functional	High
Main bar	Dispense equipment	Removal & disposal	GS Statement	No	Yes. Handpumps & beer engine (with bar counter and back) integral to functioning of PH	Functional/	Medium
Main bar	Wall plaster; lime	Removal & disposal	GS Statement	No	Yes: loss of historic fabric	Historic	High
Main bar	Panelling, timber	Removal & disposal	GS Statement Photo: MAIN BAR	No	Yes: loss of early/ trad fabric	Historic	High/medium
Main bar	Ceilings, lath & lime plaster	Removal & disposal	GS Statement	No	Yes: loss of early/trad fabric	Historic	High
Snug	Wall plaster; lime	Removal & disposal	GS Statement	No	Yes: loss of early/ traditional fabric	Historic	High
Snug	Panelling	Removal & disposal	GS Statement	No	Yes: loss of early/ trad fabric	Historic	High/medium

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Snug	Red & black floor tiles, clay	Lifted & relaid in cement	GS Statement	No	Yes. Cement inappropriate in and damaging to a LB	Historic/ architectural	High
Snug	Red & black floor tiles, clay	Lifting	GS Statement	No	Yes: damage to tiles	Historic/ architectural	High
Bedroom(s)	Plasterboard	Modern gypsum	GS Statement	No	Yes: inappropriate in a C17th/C18th building. Does not enhance	None	Low
Upstairs	Ceilings, unknown	Missing	GS Statement	No	Yes, if early/traditional lath & plaster	Historic/ architectural	High if early
Restaurant area, now kitchen	New fittings		GS Statement	No	Unknown what damage may have been caused to early fabric	Loss of restaurant use	High
Staircase	Modern Plaster cladding	Removal & disposal	GS Statement	No	No. Later intervention. No harm.	None	Low
Upstairs	Ceilings, lath & plaster	Removal & disposal	Site photos 2.10.14 & 10.10.14 drg 16/001/A/02/B	Yes 17/01524/1LB	Yes. Loss of early fabric	Historic/ architectural	High
Upstairs	New ceiling treatment	insulation fitted between rafters and faced with 12.5mm foil-backed plasterboard and lime render ove	Drg 16/001/A/02 B	Yes 17/01524/1LB	Yes. Modern materials inappropriate and harmful to the significance	None	High
Upstairs	Architraves, modern softwood timber	New	Site photos 2.10.14	No	Yes. Replacements for early fabric	None	Low

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Upstairs	Architraves, early/original	Removal & disposal	Site photos 2.10.14	No	Yes: Loss of early fabric	Historic/ architectural	High
Upstairs	Plaster to chimney stack	Possible removal – unknown	Site photos 10.10.14	No	Yes: Loss of early fabric if previously extant	Historic/ architectural	High
Upstairs	Cement pointing to brickwork	Pointing	Site photo 10.10.14	No	Yes: Harm to traditional brick	Historic (brick)	High
Upstairs	Roof lining (between tiles/ slate and rafters), poss modern plastic	Re-roofing	Site photo 10.10.14	No	Low: Non-traditional material	Medium (roof structure)	Low
Upstairs	Spine beam, timber	Supported on scaffold & timber noggins	Site photo 10.10.14	No	In need of attention. Works of repair unknown	Historic/ architectural	Very high
Ground floor 'games room' originally stables	New softwood timbers	Insertion, repair/ replacement	Site photo 7.1.16	No	Works of replacement/repair	None	Medium
Ground floor 'games room' originally stables	Wall finishes, unknown materials	Removal & disposal	Site photo 7.1.16	No	Wholesale strip of interior elevational finishes exposing frame & external timber cladding.	Poss Historic/ architectural	Unknown
Ground floor 'games room' originally stables	Ceiling, unknown materials	Removal & disposal	Site photo 7.1.16	No	Yes: Loss of ceiling structure if early/ traditional construction/ materials	Historic/ architectural	Unknown
Ground floor 'games room' originally stables	Gypsum plasterboard fitted between rafters	“g/f insulation fitted between rafters and faced with 12.5mm foil-backed plasterboard	Drg 16/001/A/02/B		Yes. The structure was previously a stables and never intended for human habitation. The domestication	Historic/ architectural (roof structure)	High

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		and lime render over"			of the building is harmful to its significance.		
Ground floor 'games room' originally stables	Roof lining, modern ?	Re-roofing?	Site photo 7.1.16	No	Possible loss of earlier roof covering	Unknown	Unknown
Ground floor 'games room' originally stables	New timber beam at ceiling height	Insertion, repair/ replacement	Site photo 7.1.16	No	Works of replacement/ repair	Historic/ architectural	Medium
Ground floor 'games room' originally stables	Timber plank door	In situ at that time	Site photo 7.1.16	Observation	Early fabric; unknown if still extant	Historic	High
Ground floor 'games room' originally stables	Opening adjacent to door infilled with breeze block?	Breeze block infilling poss early door opening	Site photo 7.1.16	No	Alteration to circulation	Historic/ plan form/ circulation	High/medium
					Fabric (breeze block)	Modern	Low
Ground floor 'games room' originally stables	Painted door/ hatch in elevation to R showing poss C17th strap hinge	In situ at that time	Site photo 7.1.16	Observation	Unknown if still extant or nature of works	Historic	Very High as an aide to dating.
Ground floor 'games room' originally stables	Sole plate, timber	In situ at that time	Site photo 7.1.16	Observation	Unknown	Historic	High
Ground floor 'games room'	L/H Stable door, timber	In situ at that time	Site photo 7.1.16	Observation		Historic, original	High

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originally stables							
Ground floor 'games room' originally stables	L/H stable door, timber. Timber stables on brick plinth probably contemporaneous with principal building.	Blocked off internally to form shower room 2	Drg 16/001/A/01 A	No	Yes, if door lost. No detail provided of retention of original door in situ. Loss of a highly visible (on front street elevation) element of early fabric. Less than substantial harm to Conservation Area (visual impact)	Historic, original	High
Ground floor 'games room' originally stables	R/H stable door, timber Timber stables on stone plinth probably contemporaneous with principal building.	Removal and replacement with 'misted glass infill' (window).	Drg 16/001/A/01 A	Yes 16/02129/1LB	Yes. Loss of a highly visible (on front street elevation) element of early fabric. Less than substantial harm to Conservation Area. (visual impact). Domestication of appearance.	Historic, original	High
Ground floor 'games room' originally stables	New partitions presumably stud and plasterboard	Enclosure to form Shower Room 2. Shown on drg but not applied for.	Drg 16/001/A/01 A	No	Yes. Domestication of an agricultural building previously in use as beer cellar to the pub by the installation of roof finishes. Roof finish in plasterboard and the presumed plasterboarding of the room for domestic use is harmful to its character as an	Historic	High

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					agricultural building. Harm to historic plan form of what was previously a single open space (probably containing a partition to keep horses separate) from the creation of the shower room enclosure.		
Ground floor 'games room' originally stables	Floor, stone flags or cement paving?	In situ at that time	Site photos 7.1.16	Observation	Unknown; cement paving inappropriate, esp if set in cementitious mortar	If stone, Historic If cement, none	High Low
Ground floor 'games room' originally stables	Fire damage to timber frame	Works unknown	Site photo 7.1.16	Observation	Unknown (in need of repair)	Historic	Repair would be beneficial
Upstairs	Roof lining, gypsum plasterboard and insulation (composition unknown).	Fitting of modern plasterboard between rafters. "insulation fitted between rafters and faced with 12.5mm foil-backed plasterboard and lime render over"	Site photo 7.1.2016	Yes. 17/01524/1LB	Fitting of modern gypsum plasterboard in a listed building is inappropriate; fixing method & insulation unknown. The appearance is uniform and blank; roof structure was never meant to be seen; plasterboard is alien and intrusive. The smooth blankness is overly modern. If absolutely necessary to plaster, there is no reason why traditional methods (lath & haired lime plaster) could not be used. Harm is assessed at less than	Roof structure is historic	High

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					substantial.		
Upstairs	Floorboards, modern timber replacements	Loss of original or early timber boards	Site photo 28.6.16	No	Yes: Loss of previous floor covering/ boards if early or original harmful to historic significance	Historic/ architectural	High
Main Bar ('Lounge')	timber stud partition between main bar and snug	"installed to tie/ buttress front wall to fireplace"	Drg 16/001/A/01 A	Yes 16/02129/1LB	Yes: Compromises historic plan form/ primary circulation route between principal rooms and may both not achieve stated objective and cause additional damage.	Historic/ architectural	Very High
Restaurant (rear 'Lounge')	Customer toilet	Converted to 'utility' but plans do not identify the partition as reconfigured, nor are there any services indicated as being installed, such as water or drainage (for washing m/c etc).	Photo RESTAURANT	No	The restaurant is housed in a later extension probably constructed after listing, but the lack of drainage detail means there is no indication of where services will or are presently run and if these impact historic fabric.	Part historic/ part new	Unknown, possibly high or medium. Insufficient detail has been provided.
Main Bar ('Lounge')	Soil vent pipe	new svp installed with 100mm dia connection to foul drain externally svp boxed in	Drg 16/001/A/01 A	Yes 16/02129/1LB	Possibly depending on how installed; loss of historic fabric from new holes required to accommodate?		
Main bar ('lounge') rear wall	Wall cladding modern chipboard	rotten chipboard cladding removed both sides of partition to expose studs	Drg 16/001/A/01 A	Yes 16/02129/1LB	Believed to be a later intervention in modern materials. If so, not req. consent. However as a	None	Low

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					principal external wall of the original C17th building, its loss may be harmful to structural integrity of the building.		
Snug ('Room')	'Original brick floor'	shaded area: taken [up] and relaid on polythene dpm	Drg 16/001/A/01 A	Yes 16/02129/1LB	Harm: Polythene DPM inappropriate in a building of this age; harm to long-term conservation of the building	Historic	High
Snug ('room')	Timber door and architrave	No detail provided as to retention or otherwise	Drg 16/001/A/01 A and photo SNUG	No	Yes, if lost. Door is of early date. NMR plan shows a doorway not in this position- it is a sketch and may be inaccurate. The doorway may be new and the door reused from the position shown on the NMR sketch.	Historic; early if not original	High
GF left 'Shower room'	New partition walls prob. timber stud & plasterboard	New partitions to enclose shower room	Drg 16/001/A/01 A	Yes 16/02129/1LB	No. Alterations are to an extension post listing.	Evolved plan form	Medium/low
GF left 'Shower Room'	Previous stud partition	stud partition, door and frame removed	Drg 16/001/A/01 A and photo SNUG	Yes 16/02129/1LB	No. Alterations relate to part constructed post-listing; alteration to plan form. Partition is visible in SNUG photo.	Evolved plan form	Medium/ low
First floor bathroom	New partition wall prob timber	Create enclosure for bathroom	Drg 16/001/A/01 A	Yes 16/02129/1LB	Yes. Alteration to historic plan form by subdivision of larger	Historic	High

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	stud & plasterboard				historic room.		

Impact:

- “Very High” = Substantial harm to a designated heritage asset
- “High” = Less than substantial harm to a designated heritage asset
- “Medium” = Some harm to designated heritage asset
- “Low” = Harm may be negligible or none at all.
- “Beneficial” = Works of demolition, subtraction, replacement or loss are (or would be) of benefit to designated heritage assets

General points	Nowhere in the applications is any detail provided about the layout, fixtures, fittings and finishes of the building, or any of the uses to which the rooms were put prior to the works being undertaken.	The applications contain no detail about new floor and wall finishes and no detail whatever about the retention of historic fittings such as doors, architraves, skirting or panelling, nor any justification for their loss or replacement.	In several places the drawings show alterations which are not pointed out as new work, even when they are (see above).	This list is not exhaustive. I have not undertaken a survey of the interior of the building; there may be other works not identified in this schedule.	NHDC indicated that there were a large number of pictures on file from the four site visits undertaken in 2014 and 2016. I was sent 12 pictures and have endeavoured to identify as much detail from them as possible. A set of these pictures is provided as Appendix 1. Additional pictures are identified by their file names.	No research has been undertaken in the historic planning or licensing records for the reasons given previously. It is for the applicant to argue that works are being undertaken to fabric which is of limited significance by reason of age or	Insufficient evidence has been provided to conclusively prove 1. that all or any of the works constituted “Urgent Works” for the purposes of S9 of the Listed Buildings Act 1990. 2. That the work(s) preserve or enhance the
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						dilapidation, and no evidence has been provided on this point.	significance of designated heritage asset(s) affected OR 3. The applicant has consent for the change of use which requires the works. In fact he does not.
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