



**On behalf of South Downs National Park Authority**

**TOWN AND COUNTRY PLANNING ACT 1990**

**SECTION 78 PLANNING APPEAL**

	<b>Planning Inspectorate Reference:</b>	<b>South Downs National Park References:</b>
<b>Appeal</b>	<b>APP/Y9507/W/21/3289423</b>	<b>Planning application ref: SDNP/20/04118/FUL</b> <b>Appeal ref: SDNP/21/00069/REF</b>

**PROOF OF EVIDENCE**

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**CONSERVATION OFFICER**



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## **1. Introduction**

### Qualifications and Experience

- 1.1 My name is Lucie Tushingam. I hold a Bachelor of Arts degree (with Honours) in Geography from Portsmouth University, a Diploma in Planning and a Masters in Conservation; both from Oxford Brookes University. I am a full member of the Institute of Historic Building Conservation (IHBC) since 2001 and a Chartered Member of the Royal Town Planning Institute (RTPI) since 2000. I have a Royal Horticulture Society (RHS) Level 2.
- 1.2 I have worked as a Planner and Conservation Officer for 24 years, both in the public and private sectors. I have been employed as a Conservation Officer within the Major Planning Projects & Performance team at the South Downs National Park Authority (SDNPA) since December 2023. My role covers 5 local authority areas within the National Park, which are Winchester, East Hampshire, Chichester, Mid-Sussex and Horsham. Previously I worked as a Conservation Officer at Rushmoor Borough Council from 2008 until 2022. During this time, I was employed as a Heritage consultant at Cobalt Design from 2008 until 2011 and was a Lay Assessor in 2017 for the Royal Institute of British Architects (RIBA) South-East Regional Awards.
- 1.3 I worked at East Hampshire District Council as a Senior Conservation Officer from 2006 to 2008. Prior to this, I worked as a Design and Conservation Officer at Guildford Borough Council, from 2002 to 2006. Prior to this, I worked at East Hampshire District Council as a Planning Officer, from 2001 to 2002 and at Hawthorne Kamm (WYG Planning).
- 1.4 Since 2015 I have run my own company in my private time called One Stop Conservation Ltd and carried out work as a consultant for Winchester Borough Council, Surrey Heath Borough Council and Brighton & Hove City Council. I am a member of the Kingston Design Review Panel and an Assessor for the Architects Accredited in Building Conservation (AABC).
- 1.5 The evidence that I have prepared and provide for this appeal Ref APP/Y9507/W/21/3289423 is true and has been prepared and is given in accordance with the principles of my professional institution. I can confirm that the opinions expressed are my own and are formed from professional judgement based on my knowledge and good practice.

## **2. Scope of Proof of Evidence**

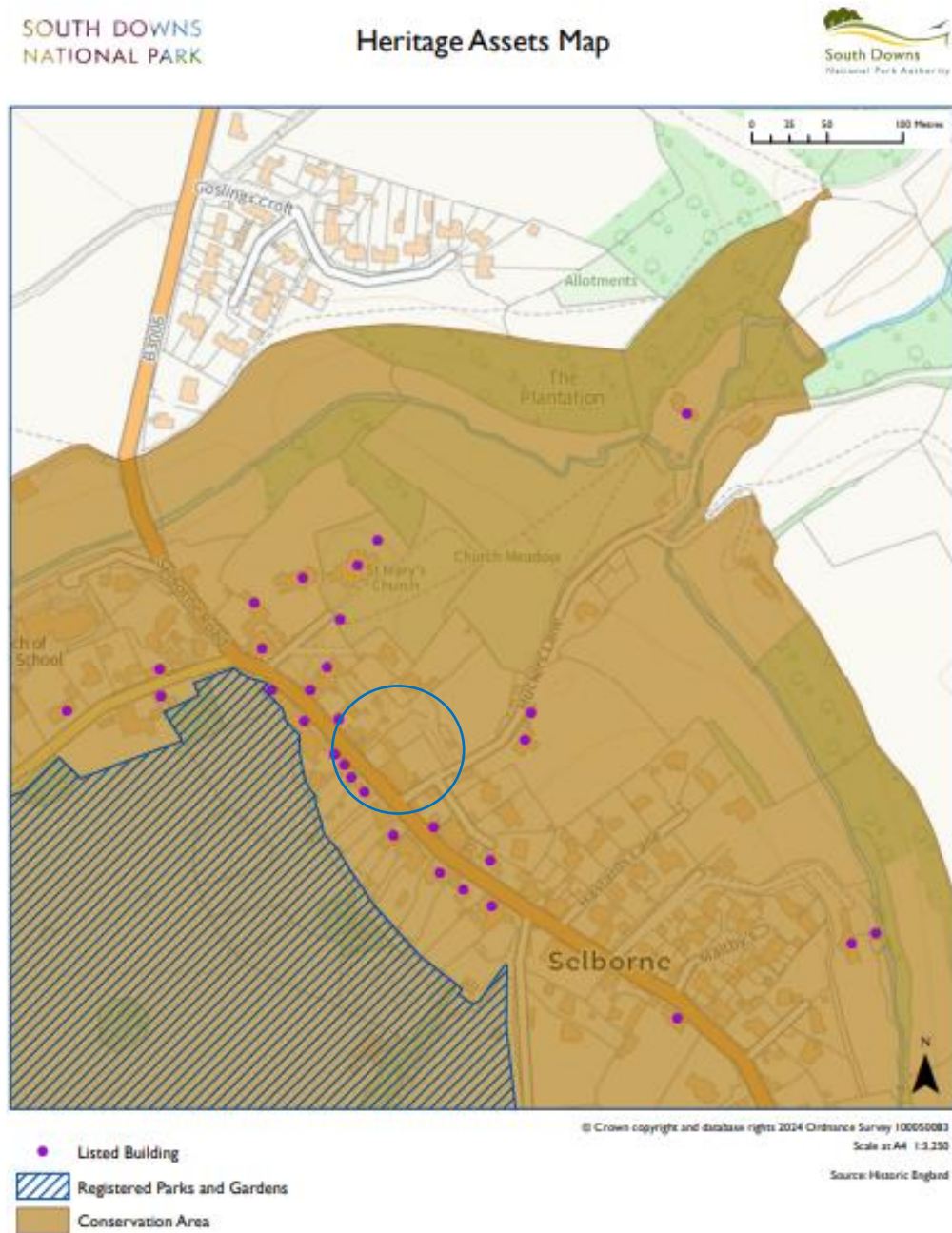
- 2.1 In this submission I provide evidence within my remit as the conservation witness for the SDNPA. I will set out the policy background and my professional assessment and opinion for what would have been the second reason for refusal of planning application

SDNP/20/04118/FUL as set out in the SDNPA Decision Notice (CD11) and Statement of Case (CD19).

### **3. The Site and Surroundings**

- 3.1 A full description of the appeal site and surroundings is set out in the Statement of Common Ground (CD19). In addition, I wish to make the following observations and comments.
- 3.2 I consider The Queen's Hotel to be a non-designated heritage Asset within the Selborne Conservation area (Appendix 1), which is a designated heritage asset. The Queen's Hotel is of local historic interest, and I consider that it contributes positively to the character and appearance of the Conservation Area, predominantly by virtue of its form, materials and elevational treatment.
- 3.3 There are several Grade II listed buildings located to the southern side of the High Street, opposite the appeal site. These include Cobbler Cottage, Wakes Cottage and Cottage & Stables 10m South of The Wakes (which now forms part of Gilbert White Museum). (Appendix 2 (figure 1) and Appendix 3).
- 3.4 Much of Selborne is characterised by buildings interspersed with ancillary outbuildings to the rear and side of plots, which are subordinate in scale, materials and use, to the main buildings. Buildings are not uniform on position and design, variation is a character of the area, with an overall linear style to the High Street. Many plots have outbuildings and buildings behind those fronting the High Street. Then roads such as Hastards Lane and Maltby's have buildings developed along them, stretching back towards The Well Head Stream on the north side of The High Street. The site is within the building line of other properties in the Village, but has a more open character to the site, associated with the outdoor space and garden of a hotel and the previous public house use.

Figure 1: Map of Selborne Heritage Assets



#### 4. Planning History

4.1 The full planning history is set out in the Statement of Common Ground (CDI9).

#### 5. Proposed Development

5.1 The proposal seeks the redevelopment of the former Queens Hotel (blue circle on map) as described in the Statement of Common Ground (CDI9).

## **6. Relevant Planning Policy & Legislation**

- 6.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the special controls in respect of buildings and areas of special architectural or historic interest. Part I Section 66(1) & (2), covers the general duty as respects listed buildings in the exercise of planning functions.

*'...development which affects a listed building or its setting...shall have special regard to the desirability of preserving the building or its setting...'*

- 6.2 Part II Section 72(1) covers the general duty as respects conservation areas in exercise of the planning function. It states.

*'...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

- 6.3 The National Planning Policy Framework (NPPF) 2021 was used to assess the application and original Appeal submissions. In the intervening time since the original Appeal was determined (06/12/22) the NPPF was updated with the latest iteration in December 2023. There are no changes to Section 16 'Conserving and enhancing the historic environment', and only paragraph numbers changed from 189-208 to 195-214. Although the NPPF should be read as a whole, my evidence refers, in particular, to paragraphs 195-214 of Section 16.

- 6.4 I would draw particular attention to paragraph 205 of the NPPF which requires great weight be given to the impact of a proposed development on the significance of a designated heritage asset, in this case the Selborne Conservation Area. Paragraph 209 requires the effect of an application, whether directly or indirectly, on the significance of a non-designated heritage asset (The Queens Hotel) should be considered in determining the application, and to that, a balanced judgement is required to the scale of any harm or loss and the significance of the heritage asset.

### The Circular 2010

- 6.5 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and the NPPF. Both the Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states in paragraph 182 that 'great weight' should be given to conserving and enhancing landscape and scenic beauty in national parks.

### National Park Purposes

- 6.6 The statutory purposes of the SDNP designation that will be emphasised, are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas.
  - To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.
  - To seek to foster the economic and social well-being of the local communities within the National Park.
- 6.7 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The adopted development plan comprises the South Downs Local Plan (SDLP) (2014-33).
- 6.8 The South Downs Local Plan 2014-2033 (adopted 2 July 2019) remains extant and continues to constitute the principal document of the South Downs Development Plan. The policies cited within the previous Appeal Decision, therefore, remain as previously considered and specific to this proof:
- SD5: Design, which requires the design of development to adopt a landscape-led approach, and that all development respects the local character and is of the highest possible design quality.
  - SD12: Historic Environment, which requires development to conserve and enhance the historic environment.
  - SD15(1): Conservation Areas, which requires developments to preserve or enhance the special architectural or historic interest, character or appearance of the conservation area.
- 6.9 SD12 Policy was not cited in the reasons for refusal, but it is heritage related and a material consideration for the Inspector, when looking at the Plan as a whole.
- 6.10 The Selborne Conservation Area (CD24) was designated in 1970, and the Appraisal was written circa 1989 by East Hampshire District Council (EHDC). It has a limited description on page 1 of the key characteristics of the village as set *'between the steeply rising wooded hangers and the slopes of the Lythes...small scale historic buildings set close up to the winding streets, create a sense of enclosure and tranquillity'*.
- 6.11 The latest Selborne Village Design Statement (SVDS) (CD10) was adopted on 11/02/24 and is informed by and supersedes the previous 2016 VDS for Selborne. The first SVDS was adopted in 2001 by EHDC which, at the time, was the Local Planning Authority (LPA) for the whole of East Hampshire District. The 2016 SVDS informed the previous applications conservation comments. It was also relevant for the previous appeal decision.



- 6.12 The 2024 SVDS continues the key principles to maintain, conserve and enhance the existing open spaces and linear form of the village as detailed in the 2016 version, with no material changes to wording for references to Huckers Lane and the Queens Hotel site.
- 6.13 The Queen's Hotel is not an Asset of Community Value or a locally listed building. I consider the Queens Hotel and extensions to be a Non-Designated Heritage Asset. My view is supported by the previous Inspector (CD20) and EHDC. The Queen's Hotel was declined national listing by Historic England (HE) on 29<sup>th</sup> April 2016. Although HE states that the buildings are much altered, the HE report reinforces my view that the public house is a Non-Designated Heritage Asset (see Appendix 4). This information on the history is relevant insofar as understanding the heritage status of The Queens Hotel, which has informed my evidence.

#### The South Downs Partnership Management Plan 2020-2025

- 6.14 The South Downs National Park Partnership Management Plan was adopted on 19 December 2019. It outlines a vision and long-term outcomes for the National Park, as well as 5-year policies and a continually updated Delivery Framework. It is a material consideration in decision making, as outlined in national planning practice guidance, and it therefore has some weight. Relevant outcomes include:

Outcome 1 – Landscape and natural beauty

Outcome 4 – Arts and Heritage

Outcome 9 – Great Places to Live

## **7. Assessment of Relevant Heritage Considerations**

### Assessment of significance

- 7.1 The Queen's Hotel is considered to be a Non-Designated Heritage Asset. The site is located within the Selborne Conservation Area, a designated heritage asset and within the setting of a number of listed buildings, which are designated heritage assets.
- 7.2 The exact date of The Queens Hotel is unknown, it is thought to be the older of the two public houses in the village, with origins in the basement structure possibly going back to the 16<sup>th</sup> Century (see Appendix 4 for Historic England's assessment), however, extensive rebuilding was carried out in 1830, following a fire. The existing fabric of Malmstone, flint and brickwork, dates from the early 19<sup>th</sup> Century. There is a 20<sup>th</sup> Century single storey function room, and the later toilet block and kitchen structures that have been partially demolished.
- 7.3 It is understandable that service buildings are prone to change and that alterations to them occur, as has happened with The Queens Hotel. It is likely to have developed into a public

house from a domestic house and undergone successive historic phases of remodelling since, resulting in the loss of the original internal plan form and structure present today.

#### Works carried out

- 7.4 The external works carried out have maintained and repaired the main building. One rooflight has been inserted on the northwest roof of the Queens Hotel, which is somewhat screened from the High Street by the existing dormer and the other on the southwest; both have minimal impact. Visibility splays, required by Highways, for access into the site from Huckers Lane and the erection of post and rail fencing in this area have been carried out. The post and rail fence matches similar in the adjacent field, therefore there is no objection to this design, but fences emphasis the widened character of the access, particularly with the kerb stones proposed.
- 7.5 The works both internal and external, currently carried out to the building, as referred to in the Statement of Common Ground 2.9 informs my assessment and are considered to not have a harmful impact on the character or appearance of the conservation area or the significance of the non-designated heritage asset.

#### Impact on Selborne Conservation Area

##### Impact on the Assets and views

- 7.6 The site when viewed from the High Street would remain similar to the existing, due to the existing barn and parking remaining. The Queens Hotel has a new porch reinstatement, the parking and access is regularised, and planters form an access off the High Street. The fencing and the barn screen any development from the High Street. Therefore, there is little impact of change visually into the site from the High Street by these proposals. Historically the 1896 Ordnance Survey Map indicates further buildings adjacent to the Queens Hotel and in front of the existing barn, with the rear land and pub garden open, bar a small outbuilding adjacent to the rear boundary, see Figure 2 below.

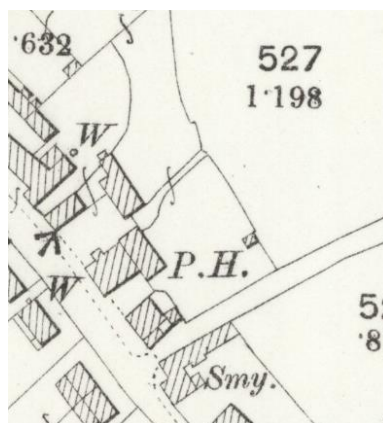


Figure 2 (Source: National Library of Scotland 1896)

7.7 If the proposals were built out, the views into the site from Huckers Lane would harm the character and appearance of the conservation area, with the garden being removed and the parking area constructed in its space. The site is negatively affected by the removal of the trees, which provided a wooded backdrop to the site. The new single storey building along Huckers Lane would not be appropriately scaled or detailed to be subordinate to The Queens Hotel and extensions. Views to and from Huckers Lane and across the site below, Figure 3.



Figure 3 Photos from and to Huckers Lane within the site

#### Setting of nearby listed buildings

- 7.8 In accordance with Planning (Listed Buildings and Conservation Areas) Act 1990, Part I, Section 66(1) & (2), there is no change in setting of the adjacent listed buildings, on the west side of the High Street, to the north of the site, including the grade I Church of St Mary's and to those further east along Huckers Lane. The proposal is considered to preserve the setting and significance of these designated heritage assets (list of properties in Appendix 3 and detailed dots of listed buildings on Map in Appendix 2). Such an impact was also not raised in the reasons for refusal.
- 7.9 The Inspector from the quashed Appeal decision (CD20) concurred that the proposal would preserve the nearby listed building's setting and significance. There is no harmful change to the High Street elevations and the principal of the proposal of the single storey building on Huckers Lane is not considered to have a harmful impact on the setting, however the design

and scale does not preserve or enhance the character or appearance of the conservation area. The access into the site from Huckers Lane would have a clear direct view of the proposed car park, but there are no listed buildings at this point.

#### Conversion of Hotel

- 7.10 The use of the Queens Hotel as a public house with rooms above, changing to a Tap Room with Aparthotel would maintain a similar use. A Tap Room is understood to be a premises where breweries directly serve their beer to customers. A room in which beer is available on tap and the room contains a bar area, along with seating, options of inside and outside often provided. Although the closure of a traditional pub and garden as a facility for the village is a loss (please see the evidence of Mr Ferguson).
- 7.11 The impact of the proposed alterations to the Queens Hotel main building itself, as a non-designated heritage asset would preserve the significance of the building. However, the cultural heritage of this site as a pub and the associated land around it is a significant aspect for consideration. The loss of the 'pub' garden space associated to the Queens Hotel as a non-designated heritage building would have a negative impact on its significance and the historic character of the site, by removing this historic green space. It would also negatively affect how the building is appreciated both from within the central area of the site and in some views on Huckers Lane.
- 7.12 The desire to improve accommodation is understood. The result however is a cramped layout, due to the scale and design of the proposed detached building. This does not preserve or enhance the character of the conservation area, and the pub garden would be completely lost in order to provide the parking area at the rear of the site.

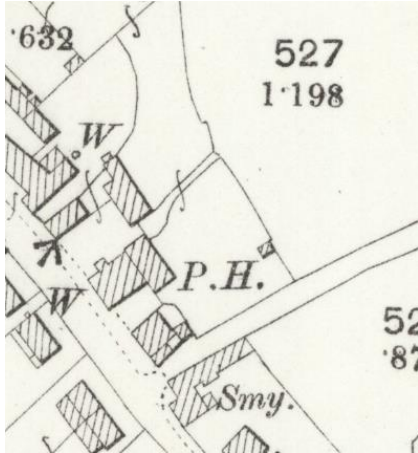
#### Extension of the existing Barn

- 7.13 The adjacent barn is 19th Century timber frame, with three bays and a pair of queen-strut trusses with diagonal braces. The building is on a brick plinth with black painted weather board cladding and a slate roof. Modern glazed entrance panels have been added to the Southwest elevation, with doors retained. The barn is a significant structure in the street scene and thought to be an ancillary outbuilding to the Hotel, see Ordnance Survey Map 1896 (map above).
- 7.14 The relationship of space around the Queens Hotel; main building, the garden and parking, is altered uncharacteristically for a Public House and its site. More buildings and hard structures added to this site that are not subordinate. The proposed overly large extension of the barn and the proposed overly large building along Huckers Lane, would enclose the current garden area that is converted to parking and surrounded by hard standings of paths and walls for seating and division.

- 7.15 As referred to by Ms Childs in 6.24, the status of the public open tranquil pub garden space is lost, and the proposed parking area would be bounded on three sides by overly large buildings, making for a more crowded, intensive form of development. There is a reduction in the 'green' open nature of the site and loss of the character of the public house garden and social space, that is historically associated with this site and would be associated with a public house, as is evident with the outside seating and garden at The Selborne Arms in the Village.
- 7.16 The intensification of the space is historically out of character with this site, where the garden space has remained as open (see Figure 4) and this would have a visual impact from public views on Huckers Lane (see maps and photos on next page).
- 7.17 The conversion of the barn to a separate residential house is not objected to in principle and the extension is considered to have little impact on the view from the High Street, due to the existing barn being retained. The proposed insertion of three rooflights, however is harmful to the character of the area and the barn, adding a domestic feature. As a barn, traditionally roofs are clear of insertions and the three rooflights of a domestic scale, appearance and siting proposed on this west elevation have a harmful impact on the character and appearance of the conservation area.
- 7.18 The extension of the barn to the rear, with a building of a similar size to that of the existing barn and its associated amenity garden space, requires the parking to be shifted to the current pub garden space. The barn extension being of a similar scale to the existing barns footprint, makes for a non-subordinate extension. The Inspector in the quashed appeal states that: *The proposed barn extension, and new single storey building along Huckers Lane, would be appropriately scaled and detailed to appear as visually subordinate structures to the main Queens building* (paragraph 24 CD20). For the reason above for the barn extension and to the features and scale of the Huckers Lane building, the Inspectors comments are not agreed with, and the buildings do not read as subordinate structures to the main Queens Hotel.
- 7.19 The conversion and extension of the barn to residential and its proposed associated amenity space/garden in some of the current rear parking area of the pub is acceptable in principle, however this results in the re-siting of this existing pub parking to the current pub garden area, with the hard standing area changed to garden and a historic garden space (and soil) changed to hardstanding. These negative changes are the result of the scale and siting of the large barn extension which has sought to maximise the available space with a large dwelling, that has subsequently impacted or influenced the scale and cramped form of development within the rest of the site. The location of the proposed parking in the traditional garden area, retains some open character, but adds hard standing materials, where the existing is soft landscaping. The proposal also removes the associated use/character/amenity of the 'pub

garden' to the Queens Hotel and removes a publicly accessible rear 'green' space and character.

Figure 4: Maps and images indicating The Queens Hotel Public House associated open rear space 1896-2024. See also Ms Childs evidence Figure 3 of Paragraph 5.9.



Source: National Library of Scotland 1896



Source: Conservation Area Appraisal Map 1989



Source: Google maps 2024



### Huckers Lane

7.20 There would be some or partial views of the site from Huckers Lane in two locations, in between the Queens Hotel and the proposed building along Huckers Lane (photo a), where some hedging is proposed and a second view (photo b), from Huckers Lane into the access track; servicing the joint site access and access to Plum Tree House. The site when viewed from the access drive off Huckers Lane, would appear more cramped due to built hard structures and less 'green', than the existing, with the collective; parking proposed, the new apartment building adjacent the road and the extension to the existing barn, as well as proposed walls.



7.21 In the quashed appeal decision (CD20 paragraph 29), the Inspector states that: *The proposals would retain trees at the back of the site with the exception of one tree positioned at the car park access, which would be removed. Those trees at the back of the appeal site would continue to form the backdrop to the development and contribute to the appreciation of open space to the rear*” and in (CD20 paragraph 30) the Inspector states that: *For these reasons the proposal would preserve the character and appearance of the Conservation Area.* The lack of trees now does not form an appropriate backdrop to the development, the site is more open, save for Cypress trees and the proposed parking in the former pub garden would be visible from the Lane. The removal of the garden and the construction of a car park would cause visual harm and would not enhance or preserve the character or appearance of the conservation area.

7.22 The character of the east side of the High Street does have some smaller areas of hard standing or parking areas, these are mostly within the more modern developments and or areas that are historically paving and not garden. The principle of a large area of parking would not be a positive character to copy.

7.23 The proposal of the removal of the hedge with a single storey building along Huckers Lane would introduce a more built-up form within the Lane at this point and the loss of a 'green' hedge, however a building fronting the road is characteristic at this end of Huckers Lane. The

position and single storey nature of the building proposed is acceptable in principle, it could read as an ancillary/subordinate outbuilding to the Hotel, however the footprint of the building is longer and wider than the extension to The Queens Hotel, from which it should take its design and scale. The design also has hips to the roof, taken from the main building, where a simple gable end would be more subordinate in design. The addition of the two large porches on the northwest elevation adds a domestication of this structure and the northeast gable would ideally be a blank elevation, or single door or window, rather than the French doors and triple windows, which again are a domestic feature. A reduction in the footprint; length or width, simplification of the roof; removal of hips and removal of the domestic features would help the building read as a truly ancillary outbuilding to the existing Queens Hotel building.

- 7.24 The removal of the trees on the rear boundary has some impact from a loss of greenery, however the views to and from the grade I listed church and public footpath to the rear (east) of the site would not change. There is no change to the setting of the surrounding listing buildings from the removal of the trees. The lack of trees does not now form a backdrop to the development and as such the visual impact of the works has a more significant impact on the character and appearance of the conservation area.
- 7.25 The post and rail fence already erected, matches the post and rail fence in the neighbouring field to the east, therefore the principle of the design and scale is accepted and there is no harm to the conservation area.
- 7.26 The proposal for a kerb stone finish to Huckers Lane, from the High Street to the eastern boundary of the access, would not enhance or preserve the character or appearance of the conservation area. The character of the Huckers Lane is one of a rural, edge of a countryside Lane, with small, vegetated verges and soft landscape edges. The Selborne VDS (2024) pg24 *'Part of the charm of the country lanes arounds Selborne is the absence of pavements.'* It goes to refer to the use of more urban, highway features such as the kerbs would be *'harmful to the country lane characteristics'*, see Huckers Lane photos below. Green verges acting as a small buffer between the lane and the building would be a more appropriate feature, than a kerb stone as proposed in this application.
- 7.27 The historical design and development of the streets, roads and lanes in the village has had a significant influence on the layout and setting of the village and the road hierarchy. Huckers Lane is a historic access route to Selborne Priory, the side road and the treatment of it should respect the local character and respond to the historic form of this Lane, which kerbstones do not. The character of this side lane includes the absence of highway infrastructure, such as pavements and formal kerbing. The proposal of kerbs along this Lane is an over engineered



feature that would not contribute to the local distinctiveness and sense of place and would be harmful to the character and appearance of the conservation area.



Looking east along Huckers Lane (1 & 2) and looking west along Huckers Lane (3)

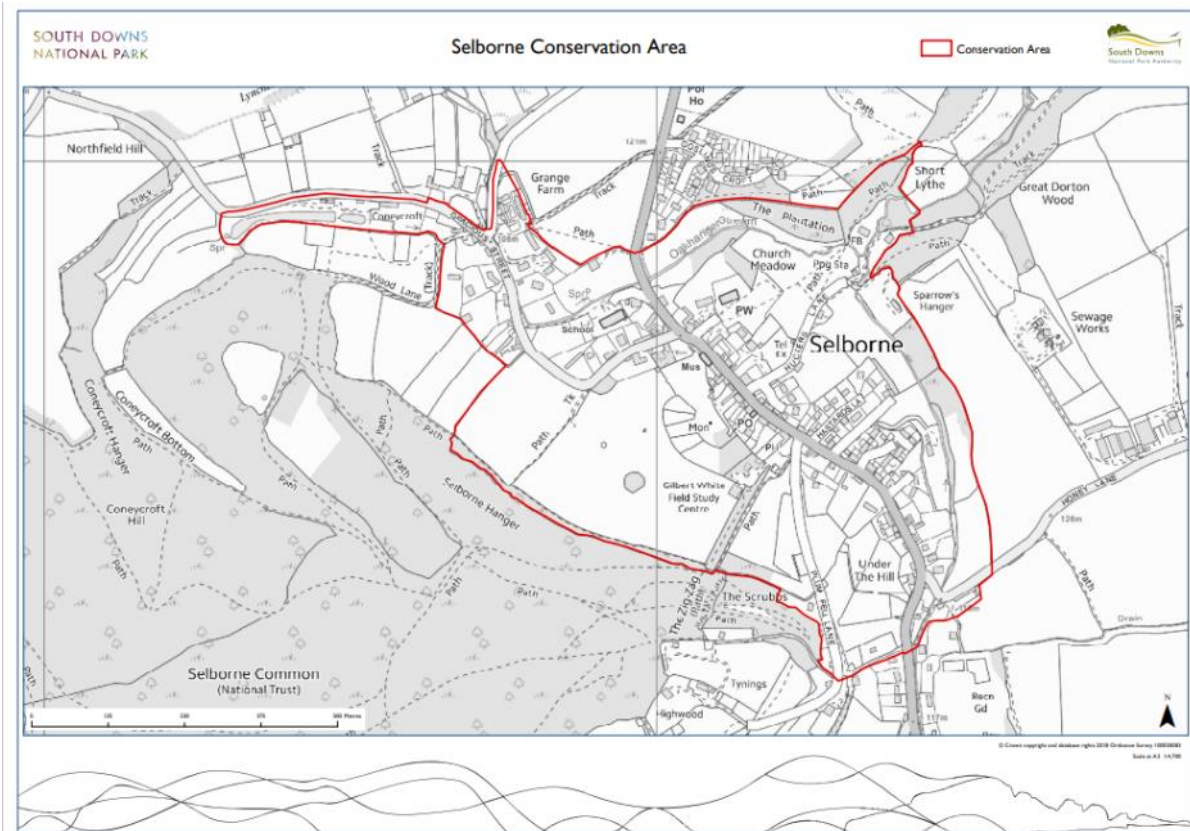
## 8. Summary and Conclusion

- 8.1 The proposed scale of new buildings and built form is considered to result in a cramped, crowded form of development on the site. In particular, the former historic pub garden would be completely lost in order to provide a parking area to the rear of the Queens Hotel and between the new extension to the barn and the new building on Huckers Lane. The layout and scale of the proposed new uses results in an intensification of the built form and a reduction in the existing greener spacious nature of the site, with what space is left is covered in hard standing.
- 8.2 The views from the access track into the site from Huckers Lane would change from the open spacious 'green' character and appearance that the site currently has, to a loss of historic openness as seen on maps Figure 4 and would result in a more intense form of development, with Hotel, parking, Huckers Lane building and the Barn extension, which fails to preserve or enhance the character or appearance of the conservation area in accordance with Policy SD15(1); which requires new development to consider a settlement's layout and relationship to the established landscape setting and landscape features and the historic pattern of roads and open spaces.
- 8.3 The design features and scale of the proposed new buildings are harmful to the character and appearance of the conservation area as discussed; the scale of the buildings; large footprint proportions or not being subordinate, the barn rooflights on the west elevation, features such as hips, porches, windows and doors, as well as kerbs on the Huckers Lane. The proposals are not in accordance with Policy SD5 which requires proposals to respect the local character through sensitive and high-quality design that makes a positive contribution to the overall character and appearance of the area.

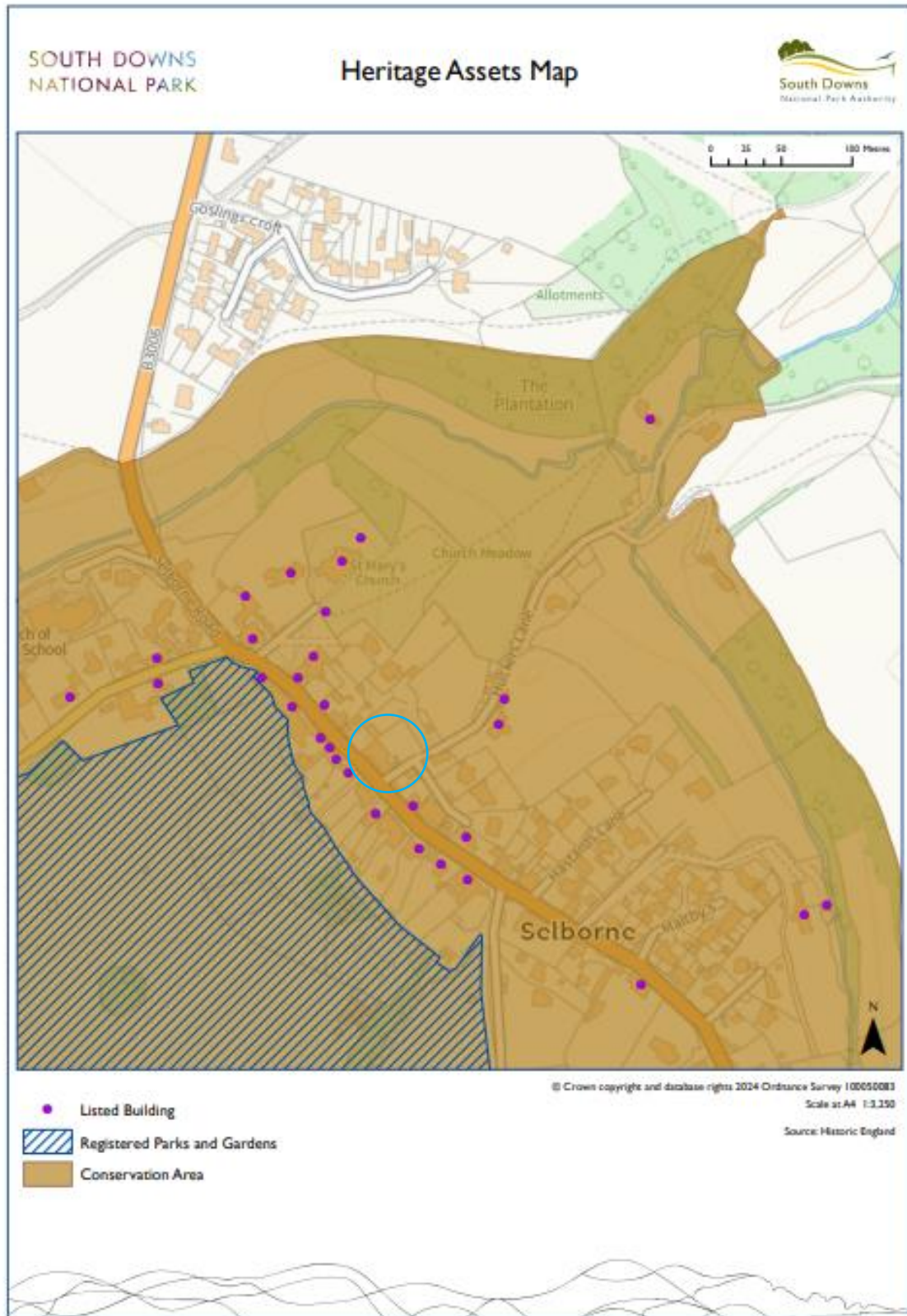
- 8.4 For the reasons outlined above the proposals fail to accord with these policies as the development layout of the site and the identified associated impacts. Whilst the level of harm that would be caused by the proposed development is assessed as being less than substantial the harm, this would be a 'moderate' level of less than substantial harm. The harm must also be assessed in the context of the National Park's First Purpose 'to conserve and enhance the natural beauty, wildlife and cultural heritage.'
- 8.5 In summary, it is considered that the proposals do not preserve or enhance the character or appearance of the Selborne Conservation Area for the reasons above. Therefore, the proposals fail to comply with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Part II, Section 72(1) & (2) and Policies SD5, SD12 and SD15 of the South Downs National Park Local Plan (2019) and paragraphs 205 & 209 of the NPPF (2023).
- 8.6 Given the above considerations, it is respectfully requested that the Inspector dismiss the Appeal.

## 9. Appendices

### I. Selborne Conservation Area map



## 2. Selborne Heritage Assets map



### **3. Designated Heritage Assets within the setting of the Queens Hotel Site**

THE WAKES Heritage Category: Park and Garden Grade: II\* List Entry Number: 1000871  
Listing states 'The grounds are bounded to the north and north-east sides by village buildings on Gracious Street and the High Street (B3006). To the east and west, hedgerows enclose the parkland from pastureland, with a public footpath forming the western boundary. The site is surrounded by well-wooded farmland and, to the south, the wooded upper slope of the Hanger and Selborne Common.'

Church of St Mary

Heritage Category: Listed Building Grade: I List Entry Number: 1351131

No impact from proposal.

#### **Properties on the west side of the High Street, (north to south) opposite the Site**

BREWHOUSE 5 METRES SOUTH OF THE WAKES Heritage Category: Listed Building Grade: II

List Entry Number: 1351164

No impact from proposal, apart from planters at front of current open car park.

COTTAGE AND STABLES 10 METRES SOUTH OF THE WAKES Heritage Category: Listed Building Grade: II List Entry Number: 1174832

No impact from proposal, apart from planters at front of current open car park.

COBBLER COTTAGE Heritage Category: Listed Building Grade: II List Entry Number: 1094524

No impact from proposal, apart from planters at front of current open car park.

NUMBER 4 WAKES COTTAGES Heritage Category: Listed Building Grade: II List Entry Number: 1295562

No impact from proposal, apart from planters at front of current open car park.

LIMES END Heritage Category: Listed Building Grade: II List Entry Number: 1351165

No impact from proposal.

#### **Property along Huckers Lane**

DOWLINGS Heritage Category: Listed Building Grade: II List Entry Number: 1094527

No impact from proposal.

ROSE COTTAGE Heritage Category: Listed Building Grade: II List Entry Number: 1351163

No impact from proposal.

FORGE COTTAGE Heritage Category: Listed Building Grade: II List Entry Number: 1094521

No impact from proposal.

DORTONS Heritage Category: Listed Building Grade: II List Entry Number: 1351128

No impact from proposal.

#### 4. Historic England Listing Decision

## Case Name: The Queens Hotel pub, and adjacent barn, Selborne, Hants Case Number: 1433283

### Background

Historic England has been asked to consider the Queens Hotel, and adjacent barn, in Selborne for listing.

#### Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1434589	The Queens Hotel pub, and adjacent barn, Selborne	Listing	Do not add to List

### Visits

Date	Visit Type
26 February 2016	Full inspection

#### Context

The pub has been recently purchased and has now closed. The developers are in pre-planning discussions with the local planning authority regarding the building's future. Selborne Parish Council have applied to East Hants District Council to register the building as an Asset of Community Value. The pub is located within the Selborne Conservation Area.

#### Assessment

##### CONSULTATION

The owner, applicant, local planning authority, Hampshire Historic Environment Record and Selborne Parish Council were all consulted.

Selborne Parish Council responded to say that they had applied to East Hants District Council to register the building as an Asset of Community Value. No other substantive comments were received.

##### DISCUSSION

The Principles of Selection for Listing Buildings (DCMS, March 2010) state that before 1700, all buildings that contain a significant proportion of their original fabric are listed; and from 1700 to 1840, most buildings are listed. Our Listing Selection Guide for Commerce and Exchange Buildings (April 2011) provides further guidance on listing public houses.

Although these relate primarily to purpose-built pubs dating from after the mid-C19, it is noted that commercial premises are intrinsically prone to change and alteration and cannot be



expected to survive in their original configuration. Careful assessment is therefore needed as to whether enough survives for designation. Façades can sometimes be sufficiently interesting or rare architecturally to warrant listing even if the interior has been substantially altered or lost and vice versa. Other considerations include rarity, quality and survival of interiors, signage and community interest. Historic England's Listing Selection Guide for Vernacular Houses (April 2011) is also of relevance as the pub is likely to have developed as a beer house from a domestic building. Criteria include the architectural quality, the retention of the plan form and circulation, and normally that the building and its fixtures and fittings survive intact or nearly so. In particular, the Selection Guide states that often the outcome of an assessment of special interest will hinge upon the extent and impact of alteration, and the proportion of historic fabric that survives. In general, losses of fabric or of elements of a building are commonplace and do not necessarily preclude designation; however, when these losses are extensive the case for designation may be significantly weakened.

The exact date of the Queens Hotel is unknown but it is thought to be the oldest public house in the village of Selborne with origins possibly going back to the C16. It is likely that some of the stone walling of the building, particularly evident in the cellar, dates to the period prior to its extensive rebuilding following a fire of 1830. Although the extent of this survival is unclear it does not comprise more than a partial shell and the majority of the remaining historic fabric dates to the early C19. Externally, above ground floor level, the building retains its early-C19 character apart from the later C19 sashes and rebuilt upper parts of the chimney stacks. The ground floor has had a greater degree of alteration with the addition of the early-C20 single-storey function room and later toilet and kitchen blocks. Moreover, the interior has suffered a high degree of modernisation. On the ground floor all bar fittings are modern and any original partitioning has gone. Apart from the stair, the timber floor in the front room and (remodelled) fire places, no early-C19 features survive. The function room does, however, appear largely unaltered. The upper floors have been converted for hotel use and the original plan form has been lost. One, possibly Victorian, fireplace is virtually the only feature of interest to survive. The cellar is of some interest for its stone construction, chamfered beams (some of which appear re-used) its blocked stair of possibly early date, and evidence of its beer chute.

Overall, therefore, the building has undergone successive phases of remodelling, resulting in the loss of the original plan form and considerable historic fabric. It lacks any evidence of a historic pub interior which would provide contextual interest, and insufficient fabric from either its earliest phase or its C19 rebuilding survives to meet the criteria for listing. The building is rightly included within the Selborne Conservation Area and also has historical interest for the role it appears to have played in the dramatic events of the rural riots of 1830 but this is of local, rather than national, interest.

The adjacent barn is typical of its C19 date and has been altered by the insertion of the glazed entrance panels. It is not of sufficient architectural or historic interest to merit listing in its own right.

#### CONCLUSION

After examining all the records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. The Queens Hotel, Selborne and its adjoining barn is, therefore, not recommended for listing. It is, however, of clear local interest as probably the earliest pub in the village and for its role in the 1830 rural riots.

#### REASONS FOR DESIGNATION DECISION

The Queens Hotel, Selborne, a public house possibly originating in the C16 but rebuilt following a fire in 1830 and altered in the C20, is not recommended for listing for the following principal reasons:

- \* Architectural interest: the survival of its pre-1830s fabric is partial and the survival and overall interest of the C19 rebuilding is insufficient to merit listing in a national context;
- \* Degree of alteration: it has undergone successive phases of remodelling, resulting in the loss of the C19 plan form and considerable historic fabric;
- \* Interior: as a public house the building has lost its bar fittings and likely C19 partitioning. Few other internal features of interest remain;
- \* Historical interest: its role in the 1830 rural riots is of local rather than national interest;
- \* Ancillary structures: the C19 barn is typical of its date and has been too altered to merit listing in its own right.

**Countersigning comments:**

Agreed. There is evidence of an earlier structure on the site in the cellar and stone footings, but the majority of the building is of early to mid C19 date. Although change is expected in building of this type, especially where used as a pub, despite its pre-1840 date, it is too altered to meet the criteria for listing. P Trevor 29.4.2016

**Second Countersigning comments:**

Agreed. Although the Queens Hotel retains some pre-1840 and earlier fabric, it has been altered to such an extent that it does not meet the criteria for listing. SG 29/4/16.



## Annex 1

### Factual Details

**Name:** The Queens Hotel pub, and adjacent barn, Selborne

**Location:** High Street, Selborne, Alton, Hants, GU34 3JJ

County	District	District Type	Parish
Hampshire	East Hampshire	District Authority	Selborne

### 1.1 History

Records indicate that a public house may have existed on this site since the C16. Mention is made of an alehouse in Selborne following a riot in Oakhanger in 1600 and a John Skinner is noted as an innkeeper in Selborne in 1618. The likelihood is that it refers to this building. However, the earliest definitive record of the pub comes from records of insurance taken out by Tim Turner, victualler of Selborne, in 1779 with Royal Exchange Assurance on his dwelling house, stone built and thatched and known by the sign of The Three Compasses. In 1805 the name of the pub is recorded as The Compasses and it is mentioned in the naturalist Gilbert White's writings as the scene of a wedding party in 1783. On 22 November 1830, Selborne was the scene of a rural riot involving damage to the workhouse in the village which resulted in the transportation of a number of the rioters. These included Robert Holdaway who had been the tenant of The Compasses between 1821 and 1829 until removed at the instigation of the unpopular vicar, Reverend William Cobbold. Just after the riot, on 28 November 1830, The Compasses was burned down and was rebuilt, probably on the same footprint, during the 1830s. In 1837 it was named the Queens Arms to mark the coronation of Queen Victoria.

The First Edition Ordnance Survey map of 1887 shows the two principal ranges of the pub with the barn and another outbuilding (demolished by 1973) to the north-west and further outbuildings to the south-east. More or less the same layout is shown on the 1909 OS map. A single-storey function room was added soon after this date to the south-east, resulting in the demolition of the outbuildings. In the late C20 a single-storey toilet block was added to the north-west and a single-storey kitchen block added to the north of the function room. The interior was renovated in 2011 and the barn refurbished in 2012.

### 1.2 Details

Public house. Possible C16 origins but rebuilt following a fire in 1830. Early-C20 function room and later C20 additions.

**MATERIALS:** Malm stone, flint and lime-washed brick. Clay tile roofs.

**PLAN:** L-plan, two-storey plus attic, with a cellar beneath the front of the building; an early C20 single-storey extension and late C20 kitchen range to the south-east. Late-C20 single-storey toilet block to the north-east. Detached timber-framed barn to the north-west.

**EXTERIOR:** the two-storey front range, end-on to the main street, is of brick with a brick plinth, apart from the ground-floor of the north-western elevation which is of stone, probably retained from the pre-1830s building. It has a half-hipped roof with a pair of gabled dormers on the south-eastern side, either side of the brick chimney stack, and a single dormer on the north-west. The irregular fenestration is of timber sashes, with a varied arrangement of glazing bars, set in segmental-arched openings with stone sills. There is a double casement

window to the attic floor on the south-west elevation. The entrance is in the north-west elevation. It has a timber porch with herringbone-pattern brick side panels with multi-pane glazing above. Above the glazed double doors is a transom with diagonal glazing bars. The flat roof of the porch is extended to the projecting toilet block of the rear range. The rear range, orientated north-west to south-east, is of stone to first-floor level, above which it is of brick. The roof is half-hipped with three gabled dormers. There is a brick gable-end stack at the north-west end and another tall brick chimney on the north-east elevation.

Fenestration is of two-over-two timber sashes in segmental-arched brick openings. A small casement window and sash in the south-east gable end have square headed openings. The centrally placed entrance on the north-east elevation has a brick segmental-arched opening and modern glazed door. The south-east elevation has an outshot with a slate roof. The north-west elevation has a single-storey, flat-roofed, brick toilet block added.

Adjoining the south-east side of the front range is a single-storey, early-C20, function room, on the same orientation as the rear range, with a late C20 single-storey kitchen range behind. This is of brick with a pitched tile roof and a flat-roofed link to the rear range. The timber-framed function room has vertical weatherboard cladding on a brick plinth and a pitched tile roof. Fenestration is of large, multi-pane fixed timber windows with a centrally placed door on the south-west elevation.

**INTERIOR:** the ground floor consists of a large front room, separated from the long rear bar (which has been opened up by the removal on any partitions) by the central stack and entrance/stair lobby. There are brick fireplaces with crude heavy timber surrounds in each of the two main rooms. The front room retains its timber floor but the rear bar has a modern stone floor. The rear bar has dado-height matchboard panelling. All bar fittings are modern. The open-string, quarter-turn staircase has square-section newels with ball finials, square-turned balusters and moulded handrails.

The upper floors have been heavily modernised so that the original layout is lost. All rooms have been modernised and few historic features survive other than a fireplace on the attic floor.

A door below the main stairs gives access to the cellar below the front room. This has stone walls, chamfered timber beams, some of which are reused, evidence of a blocked stair with brick steps, and a beer barrel chute onto the road.

The function room retains its wooden floor, full-height matchboard panelling and exposed beams with diagonal braces.

**ANCILLARY STRUCTURES:** to the north-west of the pub is a timber-frame barn on a brick plinth with weatherboard cladding and pitched slate roof. Two  $\frac{3}{4}$  height glazed entrance panels have been inserted in the openings on the south-west elevation but it also retains the, possibly original, plank double-doors.

The interior was not inspected but photographs show a three-bay interior with a pair of queen-strut trusses with diagonal braces. The beams appear to be hand-cut while most other timbers are machine sawn.

### 1.3 *Selected Sources*

#### **Websites**

John Owen Smith, Selborne & Headley Workhouse Riots of 1830, accessed 15 March 2016 from <http://www.johnowensmith.co.uk/riot/>

#### **Map**

**National Grid Reference:** SU7414633647



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1434589\_1.pdf