

THE HARE & HOUNDS
214-216 Upper Richmond Road,
London SW14 8AH



Supporting Information for a Planning & Listed Building Consent Application

on behalf of

YOUNG'S & CO BREWERY PLC

DESIGN & ACCESS/HERITAGE STATEMENT

1.0 INTRODUCTION

- 1.1 This design and access/heritage statement has been written on behalf of 'Young's & Co's Brewery PLC' in respect of their proposals to install green roofs on the existing garden huts at 214-216 Upper Richmond Road, London SW14 8AH. The site falls within the jurisdiction of the London Borough of Richmond Upon Thams. The works are necessary to improve the pub's facilities and customer offer.
- 1.2 The site is a three-storey, brick built public house with basement that sits on the north side of the Upper Richmond Road (west). The pub also has a large customer garden to the north and north-east of the main building from which it draws much of its trade. The building dates from c. 1831., making it one of the oldest buildings on the Upper Richmond Road.
- 1.3 The Hare & Hounds was Grade II Listed on 25 May 1983. The site is not within a Conservation Area and there are no other listed buildings that could be impacted by the proposals.
- 1.4 This design and access/heritage statement has been produced to assess the significance of the heritage assets that could be impacted by the proposal, in this case the Grade II listed Hare & Hounds Public House and its setting.

2.0 THE SITE

- 2.1 The Hare & Hounds is a large public house that sits to the north of the Upper Richmond Road (west), a key transport route that links Putney and Richmond. The surrounding high street is predominantly retail and commercial in character, with some houses and mansion blocks, often with shop fronts at street level. The pub has a large customer garden with external seating to the north and northeast. Thornton Road has been laid out to the east of the pub and is a residential thoroughfare with properties that back onto the pub garden from the northeast.



- 2.2 The pub itself is a brick, three-storey Georgian inn that dates from c. 1831. The main building is three windows across on the principal elevation. It is flanked by a later single storey wing to the east and a carriage entrance with lean to extension to the west. Further to the west again is a commercial unit that fronts Upper Richmond Road with storage space to its rear. The outbuilding is within the same ownership as the pub but much of the floorspace is in a distinct use and has been heavily altered. This adjoining building is explicitly excluded from the listing description.
- 2.3 The pub demise has been heavily altered and extended to the rear, giving it an irregular footprint that leads out towards the large garden space to the north and northeast.



Main building frontage

3.0 LISTING

Heritage Category: Listed Building

Grade: II

List Entry Number: 1253017

Date first listed: 24-May-1983

List Entry Name: HARE AND HOUNDS PUBLIC HOUSE

Statutory Address 1: HARE AND HOUNDS PUBLIC HOUSE, UPPER RICHMOND ROAD

Statutory Address: HARE AND HOUNDS PUBLIC HOUSE, UPPER RICHMOND ROAD

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 20636 75434

Details

5028 UPPER RICHMOND ROAD
"Hare and Hounds" public house TQ 2075 13/5
II

2. Early C19, 3-storey building with basement. Three windows wide. Brick built with parapet and having a Tuscan porch to central entrance door with iron railings to provide a balcony for the central first floor window. The second floor central window is blank. Above, sash windows retain glazing bars. Below, modern window low frames. One window wide, brick extension over a carriage entrance. To the left again, a later off-licence and to the right, a single-storey brick extension neither of which included in the listing.

Listing NGR: TQ2063675434

4.0 PLANNING HISTORY

22/1155/DD04

Details pursuant to condition U0132486 - Kitchen Extraction Plant of planning permission
22/1155/FU...

Granted Permission 21/04/2023

22/1155/DD03

Details in pursuant of condition U0132486 (Kitchen Extraction Plant) of planning permission
22/1155/...

Withdrawn by the Applicant 19/04/2023

23/0177/LBC

Instillation of painted timber louvered window shutters. Removal of the historic shutter fixing
spi...

Refused Permission 07/03/2023

23/0176/FUL

Instillation of painted timber louvered window shutters. Removal of the historic shutter fixing
spi...

Refused Permission 07/03/2023

22/1155/DD02

Details pursuant to condition U0132480 - Landscaping Plan of planning permission
22/1155/FUL.

Granted Permission 18/04/2023

22/1155/DD01

SPLIT DECISION (APPROVE) Details pursuant to condition U0132481 (Fenestration) and
U0132485 (Exter...

Granted Permission 30/11/2022

22/1156/LBC

Refurbishment of public house garden and internal trade areas including introduction of garden
huts...

Granted Permission 31/05/2022

22/1155/FUL

Refurbishment of public house garden and trade areas including introduction of garden huts, externa...

Granted Permission 15/07/2022

22/0100/FUL

Refurbishment of public house garden and trade areas including introduction of garden huts, externa...

Withdrawn by the Applicant 09/03/2022

22/0101/LBC

Refurbishment of public house garden and trade areas including introduction of garden huts, externa...

Withdrawn by the Applicant 09/03/2022

15/2338/FUL

New kitchen extension and associated extraction.

Granted Permission 21/08/2015

15/2339/LBC

New kitchen extension and associated extraction.

Granted Permission 21/08/2015

14/4209/FUL

Demolition of roof structure to front Portico and rebuilding to match existing.

Granted Permission 08/12/2014

14/4210/LBC

Demolition of roof structure to front Portico and rebuilding to match existing.

Granted Permission 01/12/2014

14/3672/LBC

Installation of plant on roof of ground floor rear extension, together with 1.2m high close boarded...

Refused Permission 10/11/2014

14/3671/FUL

Installation of plant on roof of ground floor rear extension, together with 1.2m high close boarded...

Refused Permission 10/11/2014

14/2459/LBC

Replacement of existing corporate signage with one new large illuminated swing sign, one standard e...

Granted Permission 08/08/2014

13/T0508/TCA

T1 - Sycamore - reduce crown by 30% T2 - Eucalyptus - reduce crown by 30% T3 - Lime- reduce crown ...

Decided the Council raises no objection 16/09/2013

09/2743/DD01

Details of paving slabs pursuant to condition U29468 of listed building consent 09/2743/LBC for the...

Granted Permission 23/08/2010

09/2741/DD01

Details of paving slabs pursuant to condition U29467 of planning permission 09/2741/FUL for the ere...

Granted Permission 23/08/2010

09/1249/LBC

Installation of company logo on eastern flank wall.

Granted Permission 13/07/2009

09/1248/ADV

Installation of company logo to flank elevation.

Granted Permission 13/07/2009

09/1247/FUL

Installation of a stairlift at the rear of the Public House and the erection of fence in the rear g...

Granted Permission 13/07/2009

09/1246/LBC

Internal alterations to the Public House at ground and first floor level.

Granted Permission 13/07/2009

09/1417/LBC

Installation of a stairlift at the rear of the Public House and the erection of fence in the rear g...

Granted Permission 13/07/2009

09/0419/LBC

Internal alterations to enlarge existing commercial kitchen at first floor level by connection thro...

Refused Permission 08/04/2009

08/2158/FUL

Demolition of existing rear extensions. Proposed new rear extension for kitchen, openings onto new...

Withdrawn by the Applicant 31/03/2009

08/2228/LBC

Demolition of existing rear extensions. Proposed new rear extension for new kitchen, openings onto...

Withdrawn by the Applicant 31/03/2009

5.0 LEGISLATION, POLICY & GUIDANCE

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built. Section 66 of the Act relates to the 'general duty as respects listed buildings in exercise of planning functions', with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the "desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 5.2 Section 66 (2) of the Act states that "a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings".
- 5.3 Section 72 of the Act relates to the 'general duty as respects conservation areas in exercise of planning functions', with Section 72 (1) of the Act stating that in exercising

planning functions, “special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area”.

NPPF (2021)

- 5.4 The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010.
- 5.5 The NPPF was updated in 2018, broadly retaining the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was updated again (February 2019) in order to provide definitions for housing need.
- 5.6 The most recent update was published in July 2021. This did not result in any changes to national policy that would impact this proposal, although paragraph numbers have been updated.
- 5.7 The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.
- 5.8 ‘Conservation’ is defined within the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”.
- 5.9 No definition of ‘preservation’ (or any variant) is contained within the document. However, Historic England advise that both ‘conservation’ and ‘preservation’ are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. ‘Conservation’ has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England’s 2018 publication Decisions: Legal Requirements for Listed Building and Other Consents.
- 5.10 The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

Term	Definition
Heritage Assets	<i>“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).” (p.68)</i>
Significance	<i>“The value of a heritage asset to this and future generations because of its heritage interest, this interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.” (p.73)</i>
Setting of a Heritage Asset	<i>“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (p.73)</i>

5.11 Paragraph 194 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposals on a heritage asset (Paragraph 195). Paragraph 197 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:

- I. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- II. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- III. the desirability of new development making a positive contribution to local character and distinctiveness.

5.12 Paragraphs 199-208 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset's conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset.

NPPF Degrees of Harm

5.13 Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm

5.14 Paragraph 201 states that, where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

5.15 Paragraph 202 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.16 In terms of general design, paragraph 134 of the NPPF states that applications that are not well designed will be refused, especially where they fail to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

5.17 Conversely, significant weight should be given to:

- a. development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b. outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.18 Paragraph 185 states that policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of

pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- a. mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;
- b. identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
- c. limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.

The London Plan (March 2021)

- 5.19 Policy D5 - Inclusive Design - Requires development proposals to achieve the highest standards of accessible and inclusive design, including: being designed to take into account London's diverse population; provide high quality people focussed spaces that are designed to facilitate social interaction and inclusion and be convenient and welcoming with no disabling barriers.
- 5.20 Policy D14 – Noise - Requires development proposals to manage noise by avoiding significant adverse noise impacts on health and quality of life.
- 5.21 Policy HC 1 - Heritage Conservation & Growth - Seeks for development proposals affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 5.22 Policy HC7 – Protecting Public Houses - States that boroughs should protect public houses where they have a heritage, economic, social or cultural value to local communities. It goes on to note that pubs are a unique and intrinsic part of British culture. Many pubs are steeped in history and are part of London's built, social and cultural heritage. However, pubs are now under threat from closure and redevelopment pressures, with nearly 1,200 pubs in London lost in 15 years.

Richmond Local Plan (July 2018)

- 5.23 Policy LP1 'Local Character & Design Quality' seeks for the high-quality character and heritage of the borough and its villages to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces, and the local area. Development proposals will be assessed against a number of criteria to achieve these policy aims, including to ensure compatibility with local character and the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing.
- 5.24 Policy LP3 'Designated Heritage Asset' requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, Listed Buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced. This is to be achieved through a number of policy criteria, including the following of particular relevance to the proposals:

1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.
 2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.
 3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.
 4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.
 5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.
 6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.
 7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.
 8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.
- 5.25 Policy LP27 (b) 'Local Shops & Services' will resist the loss of public houses. Before accepting the loss of any public house the Council requires satisfactory evidence of full and proper marketing normally for at least 2 years for a full range of appropriate uses (see policy LP 28 Social Infrastructure). The applicant will be expected to undertake marketing.

Draft Richmond Local Plan (Regulation 18) (December 2021)

- 5.26 The London Borough of Richmond Upon Thames are currently undertaking regulation 18 consultation on their draft local plan. This is the first iteration of the draft plan and it has not reached examination stage, as such the weight to be attributed to the emerging policies is limited. Nonetheless a summary of relevant policies is provided below:
- 5.27 Draft Policy 28: Local Character & Design Quality will require all development to be of high architectural and urban design quality. The character and heritage of the borough has been identified in the borough-wide characterisation work undertaken as part of the Urban Design Study 2021. The 'places' as identified in the Study will need to be maintained and their character enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.
- 5.28 Development proposals will be assessed against a number of criterion, including the followings that are most relevant to the proposals:
- Ensure the proposal is compatible with the local character, including the relationship to existing townscape, development patterns, views, local urban grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
 - Ensure the development provides a high-quality sustainable design, construction and layout, including adaptability to climate change whilst responding positively to the local character as identified in the Urban Design Study and Conservation Area Appraisals/Statements;

- Sympathetically upgrading and reusing existing buildings, rather than demolishing and building new, allows a better response to the local character whilst also making substantial energy savings due to the embodied carbon in existing buildings that would otherwise be lost through demolition
- Maximise opportunities for urban greening, and integrate existing and incorporate new natural features into a multifunctional network that supports quality of place and biodiversity, which address climate change and resilience;
- Ensure the design, layout and materials respect and respond to the historic environment and any relevant heritage assets;

5.29 Draft Policy 29: ‘Designated Heritage Assets’ The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal.

5.30 Draft Policy 20: ‘Local Shops & Services’ The Council will resist the loss of public houses. Public houses and bars of historic or architectural interest and/or community value will be protected from demolition and/or change of use, in accordance with London Plan Policy HC7.

Other Material Considerations

5.31 The adopted Local Plan is supported by a range of Supplementary Planning Documents (SPD’s) that are designed to supplement policy requirements. The documents relevant to this Preliminary Heritage Statement are listed below:

- Design Quality (February 2006)
- East Sheen Planning Guidance (December 2015)

5.32 The Council have also published a number of brief Supplementary Planning Guidance (SPG) documents. The documents relevant to the historic environment have been produced primarily to inform owners of historic buildings and have been listed below:

- Planning Information for Listed Buildings
- Planning Information for Historic Buildings: Maintenance & Repair

6.0 HERITAGE SIGNIFICANCE OF THE HARE & HOUNDS PUBLIC HOUSE

6.1 This Section sets out the significance of the heritage assets potentially affected by the proposed works. This is considered to be the Hare & Hounds Public House, which was statutory listed at Grade II on 25th May 1983. The full listing description is provided below for completeness:

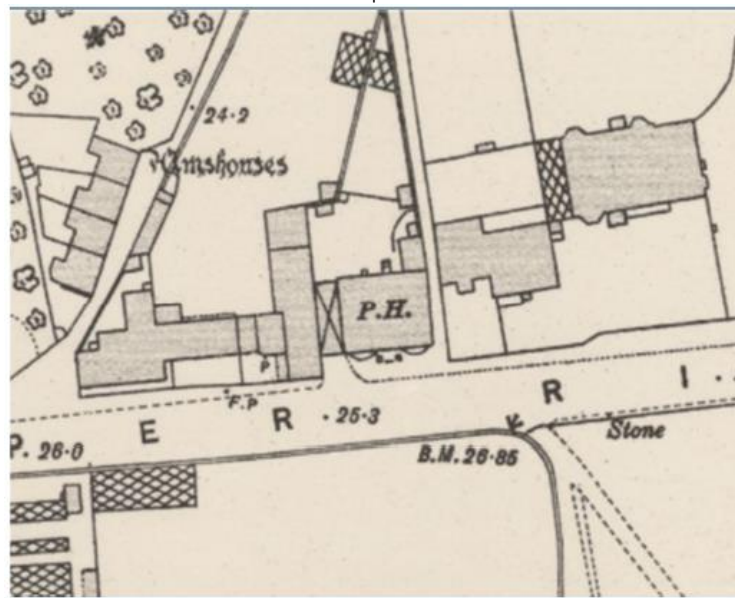
“Early C19, 3-storey building with basement. Three windows wide. Brick built with parapet and having a Tuscan porch to central entrance door with iron railings to provide a balcony for the central first floor window. The second-floor central window is blank. Above, sash windows retain glazing bars. Below, modern window low frames. One window wide, brick extension over a carriage entrance. To the left again, a later off-licence and to the right, a single-storey brick extension neither of which included in the listing”

6.2 The site is not within a Conservation Area and there are no other listed building that could be impacted by the proposals.

Historic Mapping & Site Development

- 6.3 The earliest available mapping is from the first OS series from 1895. At this time, the pub occupies a semi-rural position to the north of the Upper Richmond Road. The present high street character has not developed and there is open space and orchards to the north and south. The rectangular area of outdoor space to the northeast appears to be separated from the main building by a path and the pub's rear external area is smaller but includes a number of extensions and outbuildings.

OS Map 1895



- 6.4 The rectangular plan of the main building is clearly demarcated, with the central portico indicatively marked on. The carriage entrance and adjoining building to the west are in situ but appear to be split to the north.

- 6.5 By 1913 residential terraces have been laid out on Thornton and Milton Rd, to create a more urbanised surrounding character. The pub has absorbed the enlarged garden area that is used today, expanding the stables, and incorporating an eastward extension. The adjoining building to the west of the carriage entrance is shown as a single merged block.

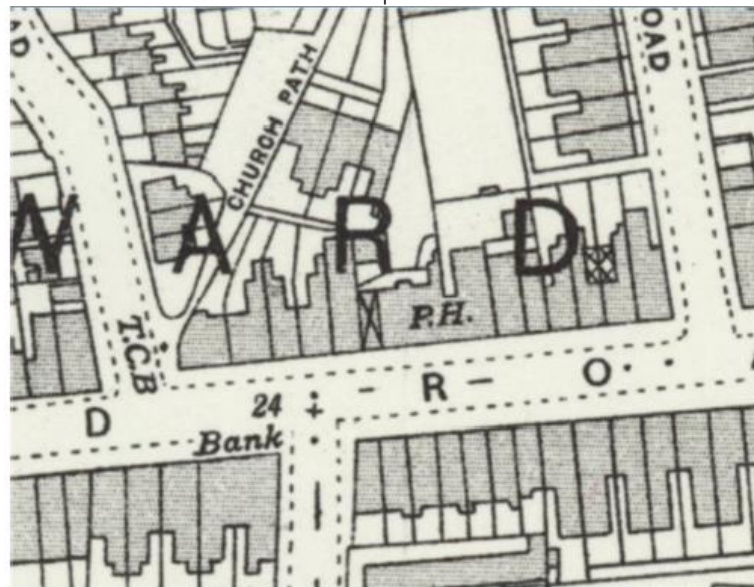
OS Map 1913



6.6 Into mid c.20 the pub's context and form remain fairly consistent, although internal remodelling of the main building took place in the 1930's.

6.7 In 1935 the adjoining building to the west shows as a single block but by 1953 this building has been split roughly through the middle to create a commercial unit fronting the Upper Richmond Road. As such, the current division of these spaces appears to be a mid c.20 alteration and not a reflection of the historic arrangement of this building which was either subdivided at a much more northerly point (c.19) or entirely merged (early to mid c.20).

OS Map 1935



6.8 To this end, the heritage value of this building, front and rear, should be treated collectively and the present commercial unit's exclusion from the listing is applicable to both parts of the outbuilding. The notable stylistic and functional differences that distinguish this building from the main pub also support this conclusion, as set out more fully below.

6.9 A further notable change by the 1950's is a fairly substantial north-eastern extension, that expands the pub into garden space and restricts southwards views towards the main building's rear façade. The later portion of the building was modestly extended again in 2015 (Ref: 15/2338/FUL & 15/2339/LBC). This latest rear addition is complementary but of no particular historic or architectural significance.

OS Map 1953



Style & Significance

- 6.10 The Hare & Hounds has been dated to 1831 by an unknown local architect. Located on a historic highway, the building and outbuildings originally served as an Inn catering for travellers as they moved through the Upper Richmond Road.

Main Frontage 9c. 1950's)



- 6.11 This can be understood in the layout of the pub, that includes a carriage entrance from the main road that would have led to rear stables, as well as the small public bar that offers easy access directly from the carriage entrance. These features are of some historic significance.

Historic Main Building Frontage



- 6.12 The original early c.19 structure is still easily discernible today. It consists of the plain, buff brick, three-storeyed central building that is three windows across on the principal elevation. A brick

parapet screens much of the roof from street level, but two end on chimney stacks are visible and these demarcate the historic main building. The imposing central Tuscan porch is a distinguishing feature, dating from at least 1895.

- 6.13 The collection of restrained classical features on the main façade are indicative of the late Georgian origins of the building and offer moderate architectural interest.

Carriage Entrance & Adjoining Commercial Unit



- 6.14 The main building is flanked by a later wing to the east and carriage entrance with lean to extension to the west. Further to the west is a commercial unit that fronts Upper Richmond Road with separate pub storage space to its rear.
- 6.15 This outbuilding is within the same ownership as the pub but much of the floorspace is in a different use and has been heavily altered, particularly to its rendered principal elevation, which is now visually more akin to the surrounding Edwardian building stock and operationally distinct.
- 6.16 This outbuilding is of no particular interest in architectural terms and is explicitly excluded from the listing. Based on the mapping evidence, as well as the stylistic differences and level of alteration noted across the full depth of the western outbuilding, it is concluded that the entirety of this structure was not intended to be included in the listing.
- 6.17 The pub has also been more heavily altered and extended to the rear, giving it an irregular footprint that leads out toward the large garden space to the north and northeast. The garden itself appears to have formed its present demise in early c.20 and is a historic facility for pub use.
- 6.18 Correspondent with various extensions to the pub, its internals have also been substantially remodelled over the years and this includes a re-working in the 1930's, which has left little of the original fittings. More recent opening up works to the east and modifications to the rear have also altered the overall plan form to a degree.
- 6.19 Nonetheless, the pub interior includes some notable surviving features, such as the small public bar to the west (referenced above), with restrained oak fittings, boarded counter and rectilinear bar-back. This is of high architectural and historic interest. There is attractive timber panelling replicated in the lounge bar area to the west but this has been replaced and added to over the course of c.20. There are also patches of anaglypta wallpaper which is indicative of turn of c.20 public house décor.

6.20 Whilst the pub interior is largely modernised, due to these key surviving features, it is listed by CAMRA as a historic pub interior of 'regional importance'.

Architectural Significance

6.21 The listed building has moderate architectural interest, with the restrained classical façade of the main building and a few notable internal fittings of particular note. The building form and style is however fairly simple and functional, including an understandably more utilitarian rear façade. The number of changes, internally and externally, have diluted the building's architectural significance to a degree and its interest is generally experienced in isolated features rather than as a coherent collective.

Historic Significance

6.22 The Hare & Hounds dates back to 1831 and is one of the oldest buildings on the Upper Richmond Road. Its use as an Inn, that remains discernible in the layout of the pub and its outbuildings, would have undoubtedly made it an important local landmark. The public house is also largely used for its original purpose. In that sense, the building is of high historic and communal interest for the local area.

Archaeological Significance

6.23 The site is not designated within the Local Plan as an area of Archaeological importance and there is no indication that the site has any archaeological interest.

Artistic Interest

6.24 The Hare & Hounds is not considered to hold any particular artistic value and is simplistic in its form and detail.

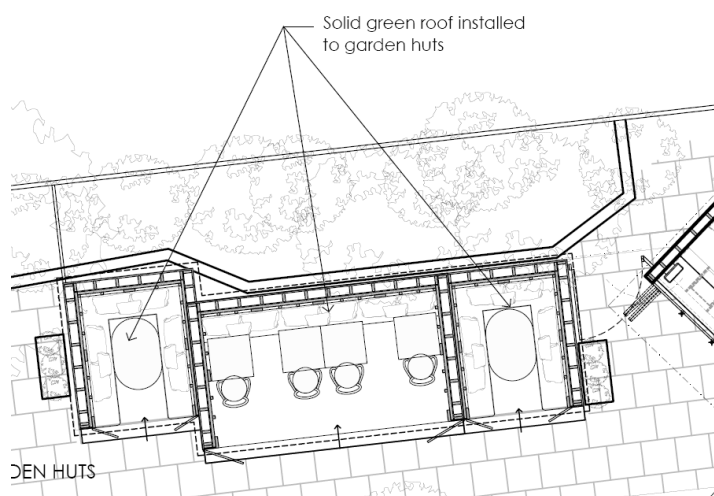
Contribution of Setting to Significance

6.25 The pub occupies an urbanised area and is not especially prominent from longer views. The pub's wider setting offers a neutral contribution to its significance. Possible views on the historic approach from the Upper Richmond Road contribute positively, as does the maintenance of its rear garden space that, in its expanded form, has been a notable part of the pub's character and function since early c.20. The pub's immediate setting offers a moderate contribution to its significance.

7.0 PROPOSAL

7.1 The proposal (installing solid green roofs to the existing huts) is modest and has been designed to increase the bio-diversity of the site, improve the facilities, soften their appearance from surrounds and mitigate/reduce external noise.

Plan Extract



7.2 No important views of the listed building would be impacted through the installation of the solid green roofs on the existing garden huts.

Impact on the Significance of Designated Heritage Assets

7.3 The works are located in the pub garden and are physically separated from the listed building. In this respect, the main consideration is largely the extent to which the installation could impact on the pub's setting.

Assessment of Impact

7.4 Overall, it is considered that the external proposal is sensitive to the identified significance of the listed building.

7.5 The external works to the structure are modest, sensitive to the existing building's traditional construction and aligned with the historic development of the site.

7.6 The proposals in the garden will serve to create an improved customer experience, providing more intimate spaces, with the use of greenery helping provide a link to the historically rural elements of this area. The works are considered an improvement to the existing garden and will significantly improve the pub's draw, helping to secure its long-term viability and conservation.

7.7 None of the works are understood to result in 'harm' to the building's significance and therefore paragraphs 201 and 202 of the NPPF have not been engaged. The proposal demonstrably conserve and take opportunities to make a positive contribution to, the pub and its setting, in full accordance with Local Plan Policy LP3.

8.0 ACCESS

8.1 Existing access arrangements to the property remain unaffected and unchanged by the proposals.