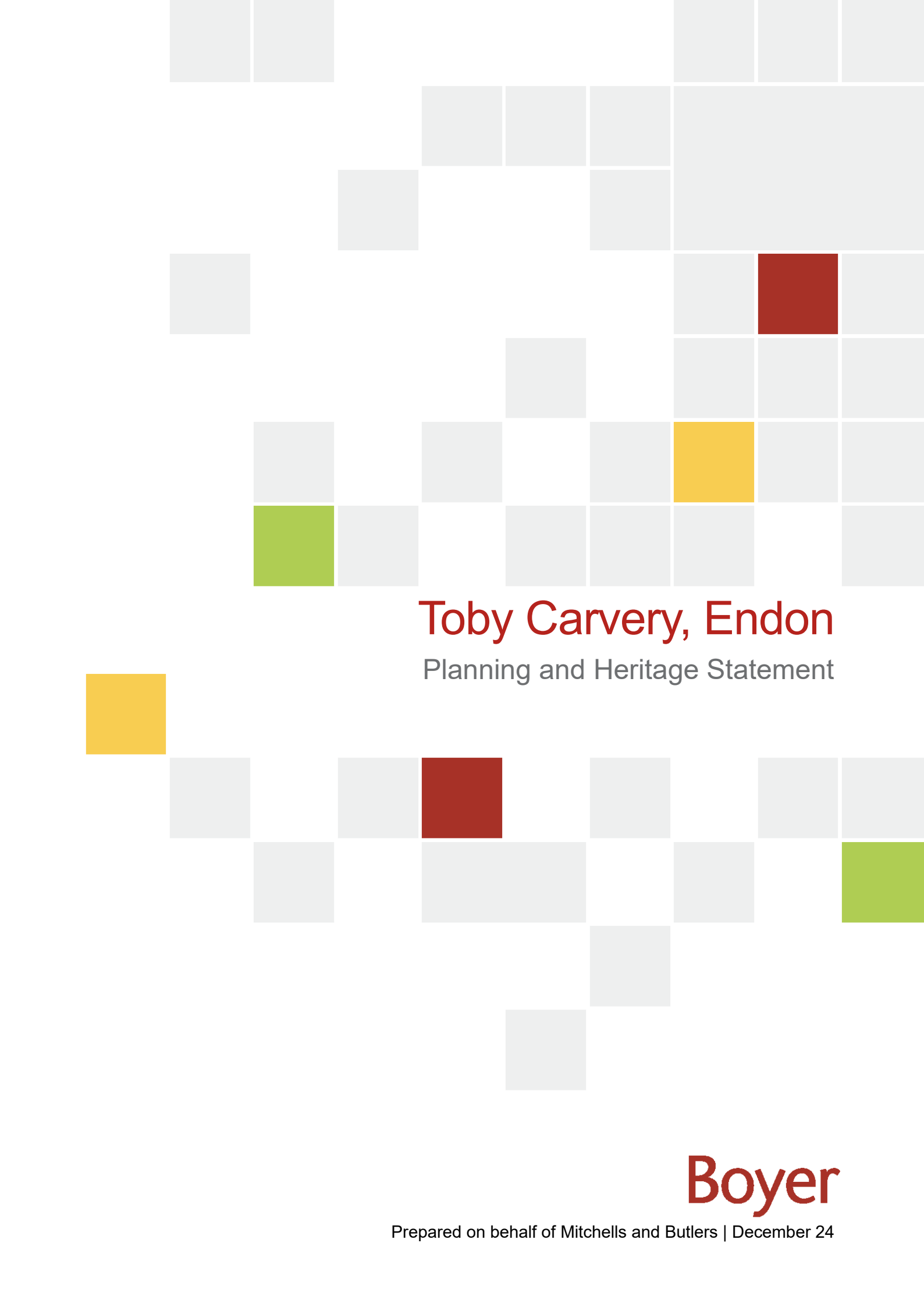




Toby Carvery, Endon

Planning and Heritage Statement

Boyer

Prepared on behalf of Mitchells and Butlers | December 24

REPORT CONTROL

Project:	Toby Carvery, Endon
Client:	Mitchells and Butlers
Reference:	25.8000
Document and revision number	Document No. IMS-F-08, Revision 2
File Origin:	Click to add file location.
Primary Author	LH
Checked By:	JL

Issue	Date	Status	Checked by
1	20/12/2024	Draft	JL

TABLE OF CONTENTS

1. Introduction	3
2. Site and Surrounding Context	5
3. Proposed Development	6
4. Planning History	8
5. Planning Policy Context	9
The Development Plan	9
Material Policy Considerations	9
6. Key Considerations	10
Principle of Development	10
7. Heritage Statement	14
Heritage Significance	14
8. Conclusion	18

APPENDICES

No table of contents entries found.

1. INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Boyer, on behalf of Mitchells and Butlers, in support of an application for full planning and listed building consent for various internal and external works at the Toby Carvery Endon, Leek Road, Stoke-on-Trent, ST9 9BE.



Figure 1: Toby Carvery Endon

- 1.2 The proposed works seek to ensure the public house will continue to be a vibrant destination, by helping to retain and attract new patrons.
- 1.3 This Planning and Heritage Statement should be considered alongside the accompanying forms and drawings submitted with the application. This Supporting Statement covers planning, design and access as well as heritage matters.

Statement Structure

- 1.4 This Statement provides an evaluation of the planning considerations and comprises:
- A description of the application site and surroundings (Section 2);
 - An explanation of the proposed development (Section 3);
 - An overview of relevant planning history at the site (Section 4);
 - A review of relevant local and national planning policy (Section 5);
 - An appraisal of the key considerations regarding the proposed development (Section 6);
 - An assessment of the proposed development in respect of the heritage aspects (Section 7); and

- A conclusion (Section 8).

2. SITE AND SURROUNDING CONTEXT

2.1 The application site comprises an existing public house, located within Endon which lies within the administrative boundary of Staffordshire County Council. Having reviewed Historic England's Records we understand the pub is recognised as a Grade II Listed Building known as The Plough Inn (Ref: 1038061) and please see a copy of the list entry set out below.

2.2 'SJ 95 SW 4/153 22.10.52

ENDON & STANLEY C.P. LEEK ROAD (west side) The Plough Inn

Inn. Early C19 with C20 alterations and additions. Red brick part- rendered with painted stone quoins, plinth and dressings; hipped tiled roof of low pitch (in 2 parts) end stack and ridge stack to centre. Main front of 2 storeys and 3 windows; large flat-roofed semi-circular 2-storey bays; each with bands of 3 glazing bar sashes divided by painted columns, painted cills, heads and cornice; entrance to right of centre bay reached by a flight of 6 steps (C20 handrails); steep pediment over raised surround and part-glazed C20 door. Set-back link block to left and projecting wing to left not included.'

2.3 The detached property is located along Leek Road within the settlement of Endon and comprises of a two-storey building.

2.4 The site provides a modest beer garden to the southwest and carpark accessed from south.

2.5 The site's existing construction materials comprise of red brick, part-rendered with painted stone quoins, plinth and dressings, hipped tiled roof of low pitch (in 2 parts) end stack and ridge stack to centre.

2.6 The surrounding area is predominantly residential focused along Church Lane. The closest residential property is adjacent.

2.7 The property is also subject to the following designations:

- Located within the Endon Conservation Area.
- Located within Flood Zone 1.
- Located within Mineral Ground Safeguarded Area.

3. PROPOSED DEVELOPMENT

- 3.1 This application seeks Full Planning Permission and Listed Building Consent for a series of internal and external works to the main building at the Toby Carvery Endon. The proposed alterations have been designed to preserve and respect the historic fabric of the existing public house whilst providing much needed updates to provide patrons with a better customer experience and in doing so support the site's viability.
- 3.2 All works proposed have been subject to careful consideration and shall not have any adverse impact on any features of historic significance. The scheme has therefore been designed to sympathetically integrate with the existing arrangements and intends to enable the current operations to be carried out in a more effective manner.
- 3.3 Full details of the proposed works are illustrated within the accompanying drawing pack, which also provides more technical information overview of the main features. Although for convenience please see a summary of the proposed works provided below.

Internal

Trade Kitchen

- New safety vinyl flooring with subfloor repairs.
- New drains for cookline and prep area.
- Install new air conditioning.

Toilet areas

- New half-height tiles.
- New vanity unit, sink and taps to Ladies' toilets.
- New pedestal sinks to Gents' toilets.
- Tiles installed above the vanity.
- New altro flooring throughout.
- New decorative spotlighting and decorative wall lighting throughout.
- Modern inner and outer lobby doors replaced with new.
- New vinyl floor within accessible toilets.

Reservable area

- New screen and update the fireplace for dual decoration.

Flex space/ Bar/ Servery

- Reupholster seating, reposition TV, and add feature table and new screen.
- Convert pool table area into formal seating and remove dartboard.
- Re-stain existing bar layout and fittings.

External

- 'THE PLOUGH' mural to be restored.
- New downlighting to wall wash the building at ground level.
- New large swan neck overdoor lantern to entrance.
- New metal posts with festoon lighting to patio perimeter

4. PLANNING HISTORY

- 4.1 According to the Local Planning Authority's online planning register there have been various full, listed building and advertisement applications at Toby Carvery, Endon. For completeness please a summary of which set out below.

Reference	Description of Development	Decision
SMD/2019/0652, SMD/2019/0652 & SMD/2019/0651	External refurbishment and Internal alterations	Withdrawn 29/11/2019
SMD/2005/0855 & SMD/2005/0065	Formation of a patio area	Approved 15/09/2005
SMD/2004/1168	Additional lamp to existing flood light stand and replacement of lantern style lamp and flood light	Application Invalid & Returned 12/01/2005
SMD/2004/0748	Single Sided Illuminated Sign	Refused 28/06/2004
SMD/1999/0898	Rear extension and external works	Approved 12/03/1999

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 For completeness, the proposal is considered within the context of the National Planning Policy Framework (NPPF) 2024 and any relevant National Planning Policy Guidance (NPPG).

The Development Plan

Staffordshire Moorlands Local Plan (2020)

- 5.3 The Development Plan for Staffordshire Moorlands District Council comprises of the Staffordshire Moorlands Local Plan (2020) and following policies are considered relevant to the scheme:

Policy SS 1 – Development Principles

Policy DC 1 – Design Considerations

Policy DC 2 - The Historic Environment

Policy C 1 - Creating Sustainable Communities

Neighbourhood Plans

- 5.4 According to information available on Staffordshire Moorlands District Council's website the site is not located within an area covered by a made or designated Neighbourhood Plan.

Material Policy Considerations

National Planning Policy Framework (NPPF) (2024)

- 5.5 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development within the planning system and states that development proposals that accord with the development plan should be approved without delay.
- 5.6 Paragraph 87 outlines that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.7 Section 8: Promoting Healthy and Safe Communities supports that planning policies and decisions should encourage the use of community facilities including public houses, to enhance the sustainability of communities and residential environments thus achieving healthy, inclusive and safe places.
- 5.8 Section 15: Conserving and Enhancing the Historic Environment details conserving and enhancing the historic environment, in particular confirming that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6. KEY CONSIDERATIONS

- 6.1 This Section considers the key planning considerations arising from the proposal. It draws upon the site context, planning history and policy review, together with other relevant matters.
- 6.2 These evidence sources suggest that the following matters are relevant to the determination of the application:

Principle of Development;

Design and Impact on the Character and Appearance of the Listed Buildings;

Impact on Residential Amenity; and

Heritage Statement – Section 7.

Principle of Development

- 6.3 In terms of the principle of development, the proposals will not result in the loss or negatively impact upon the functioning of the pub, rather it will provide a refresh of the interior and exterior building. The planning history demonstrates that previous works have been deemed acceptable, and this proposal builds upon that. The scheme simply looks to make more efficient use of the current space on site to enhance the overall customer experience and in doing support the Toby Carvery, Endon long-term vitality and viability in accordance with paragraph 85 of the NPPF.
- 6.4 The proposal would not undermine the building's identity as a pub or harm its character as a building of special architectural or historic interest. For the avoidance of doubt the works proposed to the building are limited in nature and do not adversely affect any overall aesthetic appearance of the Toby Carvery, Endon in any way. Although the mural on the external façade of the building is not specifically referenced within the listing of the building, given its cosmetic value to the local area, the proposed scope of works includes its restoration which is considered to be a betterment.
- 6.5 The proposed alterations will clearly retain the existing character of the pub, and there is no change in use or aspect of development that would potentially detract from the historic fabric of the building. Furthermore, any internal modifications predominantly relate to modern work and therefore shall not have any impact on the original structure of the building.
- 6.6 It is proposed that the internal works would benefit the function of the pub, whilst preserving its historic and architectural significance. This has been achieved by adopting an appropriate design approach having due regard to the local character. The overall scale of the development also remains proportionate to the existing building and sympathetically responds to the character of the pub along with that in the immediate surrounding area.
- 6.7 On that basis the proposed scope of works are limited those necessary to improve the overall function of the existing pub and in doing so shall contribute to the economic vitality of the local area.

- 6.8 When considered both individually and cumulatively the proposed works shall not adversely impact the overall setting of the existing Grade II listed building. Paragraph 202 of the NPPF provide further guidance in that regard and 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.
- 6.9 The public benefit from this proposed development comprises the following:
- i) Secures optimum viable use as a public house with layout improvement and modernisation only where necessary to meet modern day expectations in support of its long-term conservation; and
 - ii) Sustains and enhances the significance of the heritage asset and the contribution of its setting by renewing where possible whilst retaining all significant features on site.
- 6.10 Any updates to the internal layout will improve the accessibility to the ground floor premises to create a more functional and inclusive environment.
- 6.11 By virtue of the above, the proposed works are deemed acceptable and will sustain the long-term prosperity of the existing pub which provides a valuable service to the local community.

Design and Impact on the Character and Appearance of the Listed Buildings

Use

- 6.12 The proposals do not involve any deviation from the existing use as a pub, rather they seek to improve the building's operation as a vibrant pub through the upgrade of the interior of the buildings and grounds. This supports enhancing the sustainability of communities and improvement of existing community facilities in accordance with the Development Plan.

Layout

- 6.13 Minor internal layout changes are proposed on the ground floor premises which involves the general enhancement and modernisation. For the avoidance of doubt none of these changes involve any work to the original fabric of the building which accords with all relevant policy objectives.

Design

- 6.14 The proposed internal works have been designed to positively respond to the prevailing character and architectural vernacular of the listed building and surrounding Endon conservation area. The interior and exterior works would revitalise and enhance the setting of the listed building, resulting in a proposal that would not significantly impact upon the heritage features of the property.
- 6.15 It is considered that the proposed development, overall, would improve the appearance of the public house. The updated scheme proposes only necessary additions to modernise where necessary and retains all significant features of historic interest. Most notably this includes the restoration of the mural on the front elevation which is considered to provide significant

betterment. The implementation of further attractive alterations and additions, such as the installation of festoon lighting would be of an appropriate scale of development that provides a high-quality design that sensitively responds to the local historic context and enhances the existing character and local distinctiveness of the listed building in compliance with Section 16 of the NPPF.

Access

- 6.16 Access to the property will remain as existing.

Density, Scale and Massing

- 6.17 There would be no alterations to the existing amount of development in terms of density, scale or massing.

Materials

- 6.18 The proposed palette of materials intend to match the existing where possible and in doing so complement the character and appearance of the listed building along with the wider surrounding area.
- 6.19 The proposals will be constructed utilising appropriate materials and detailing that will positively contribute to the local character and appearance of the local area and distinctiveness of the listed building.

Impact on Residential Amenity

- 6.20 The proposed scope of works shall not have any adverse impact on the residential amenity of any neighbouring residents. This is derived on the basis there is no change or intensification of the current use which shall continue to operate as a pub and the fact the proposal does not include any features which could be considered to be a source of potential disturbance.
- 6.21 No changes are proposed to the opening hours of the pub or garden area. Externally, almost all alterations will be contained within the existing beer garden at the front of the pub, which is naturally well enclosed by Church Lane and Leek Road. Additionally, any proposed features to the rear of the building are set back from neighbouring residential properties and are well screened by existing vegetation, minimising any potential impact.
- 6.22 There will be no impact with regard to odour as no cooking or food preparation will take place in the chalets; the situation will remain as existing.
- 6.23 The proposed external works are not considered to cause harm to the amenity of local residents or neighbour's living conditions. The proposal will make a positive contribution to the operation of the public house by improving customer comfort, therefore ensuring the success of the proposed development.
- 6.24 Overall, it is considered that the proposal will accord with the site's surroundings and will not affect the amenity of neighbouring residents.

Summary

- 6.25 The design is reflective of the high-quality nature of the Mitchells and Butlers approach to their estate, and the proposals will form an attractive, bespoke, and inviting environment. The scheme will therefore reflect the existing high-quality design of the site, ensuring there is a sympathetic approach to both preserve and enhance the character and appearance of the host building and the surrounding area.

7. HERITAGE STATEMENT

- 7.1 This section of the report considers the proposal from a heritage perspective. It examines the impact that the proposal could have on the listed building, and any heritage features that surround the public house. The rationale for the proposed works shall then be explained drawing upon the benefits the scheme intends to facilitate to local customers and operationally. The section concludes with an assessment of the likely impacts of the proposed works on the heritage designations.

Heritage Significance

- 7.2 The application site contains an existing Public House which is recognised as a Grade II Listed Building (otherwise known as 'The Plough Inn') under reference 1038061. According to Historic England's records the building was originally listed back in 1952 for its special historic interest. For completeness the details of listing reference 1038061 for 'The Plough Inn' read as:

'SJ 95 SW 4/153 22.10.52

ENDON & STANLEY C.P. LEEK ROAD (west side) The Plough Inn

II

Inn. Early C19 with C20 alterations and additions. Red brick part-rendered with painted stone quoins, plinth and dressings; hipped tiled roof of low pitch (in 2 parts) end stack and ridge stack to centre. Main front of 2 storeys and 3 windows; large flat-roofed semi-circular 2-storey bays; each with bands of 3 glazing bar sashes divided by painted columns, painted cills, heads and cornice; entrance to right of centre bay reached by a flight of 6 steps (C20 handrails); steep pediment over raised surround and part-glazed C20 door. Set-back link block to left and projecting wing to left not included.

Listing NGR: SJ9282853513'

- 7.3 The mural, a notable design feature symbolising culture, has suffered deterioration due to salt contamination and moisture ingress from prolonged exposure to the elements. Mitchells and Butlers are committed to preserving this cultural asset as part of the proposed works. The proposed scheme aims to restore the mural to its original condition, allowing visitors to appreciate the local culture it represents.

Rationale for Proposed Works

- 7.4 Policy DC 2 of the Staffordshire Moorlands Local Plan relate the heritage and conservation, and explains that:

- 7.5 “Policy DC 2

The Historic Environment

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.

4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk-based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.

5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.

6. The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.

7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.”

- 7.6 Chapter 16 of the NPPF (2024) relates to conserving and enhancing the historic environment. Paragraph 207 states that Local Planning Authorities should require applicants to describe the significance of any heritage asset affected by an application proposal, including any

contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Statement duly meets the requirements of the NPPF in this respect. The LPA should identify and assess the particular significance of any heritage asset when assessing the proposal, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 208).

7.7 Paragraph 210 states that in determining planning applications, LPAs should take account of:

"a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

7.8 Paragraph 215 provides necessary guidance for development proposals that cause less than substantial harm to the significance of a designated heritage asset:

"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 proposals, including securing its optimum viable use."

7.9 Therefore, the rationale for development is to upgrade the building to meet present day needs and commercial expectations, allowing the continued success and viable operation of the pub and heritage asset. Ongoing investment and maintenance are essential for the long-term protection and use of the building. The proposed works are sensitive to the host building and are considered to have a less than substantial harm impact on the wider surrounding area, thus conserving the character of the Listed Building and its setting.

Assessment of the likely impact of the proposal

7.10 The proposal would not remove traditional local features of the host property nor materially alter the prevailing character and architectural interest of the Listed Building in accordance with Paragraph 207 of the NPPF. The proposals will not result in the loss or negatively impact upon the functioning of property, rather it will provide a needed refresh both the interior and exterior including the necessary restoration of the prominent mural. The proposal seeks permission to provide high quality, sensitive alterations, that retain and enhance the property's historic fabric and character.

7.11 The proposal would not undermine the buildings identity as a Grade II Listed Building, and the proposed alterations will clearly retain the character and features of the property, as there is no change in use or development that would detract from this. The scale and design of the development would be suitable to the host building and would not have a negative impact on its' setting. This extends to the external mural on the principal elevation of the building which, despite not being specifically referenced within Historic England's List Entry, is considered to

provide cosmetic value to the local community. Over time the mural has become dilapidated due to being exposed to the elements and the proposed scheme seeks to restore the mural back to its original condition for both visitors and members of the local community to enjoy.

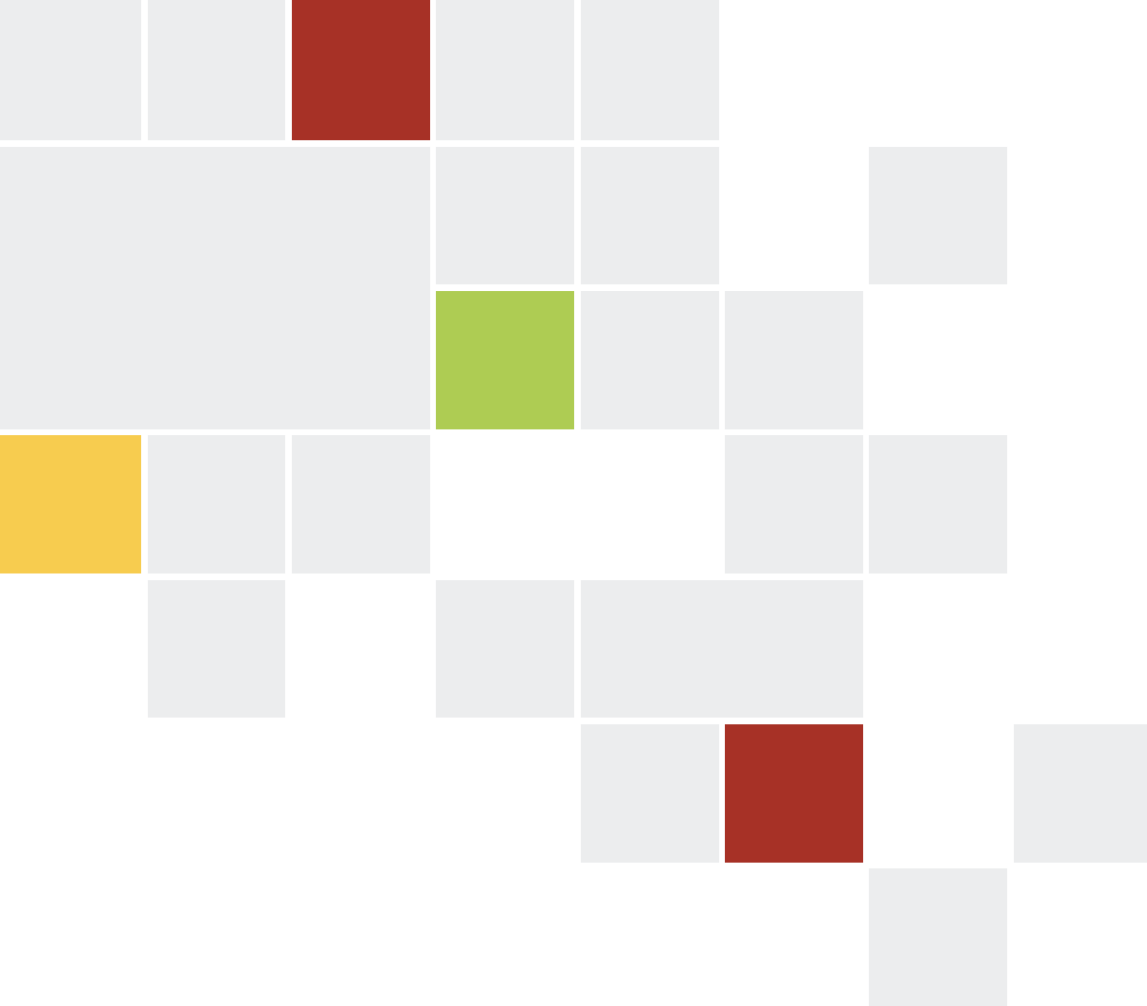
- 7.12 No substantial harm or loss would result from the proposed external and internal works to the Listed Building. The proposed works would revitalise and refresh the listed building for the benefit of members of the public and residents of the local area, as well as patrons of the pub.
- 7.13 The internal proposed works associated with the development are mainly cosmetic and involve the redecoration of the property, with no structural works to the internal area.
- 7.14 The works associated with the kitchen and toilets all relate to modern additions and no original features would be impacted. The works simply seek to replace and refresh the areas and assist in improving both the customer and staff experience. These works have no significant harm upon the listing.
- 7.15 The proposed works do not and will not impact upon these original features.
- 7.16 The exterior works have been designed to bring the building to a state of good repair and provide upgrades where necessary. The Grade II Listed status of the structure is considered by not changing the structural integrity of the building but renewing where required and improving the general works on site for continued use as a restaurant. The work is largely cosmetic and should therefore not impact on the historic significance of the building.
- 7.17 The proposed works are considered to provide a positive contribution to the character and appearance of Endon and enhance the building's historic and architectural interest within the surrounding area.

Summary

- 7.18 The proposed scheme would preserve, sustain and enhance the special character, significance, appearance and historic interest of the site where possible. The scale, form, proportion, design and materials proposed would ensure the retention of heritage features in accordance with Section 16 of the NPPF and Policy DC 2 of the Staffordshire Moorlands Local Plan .
- 7.19 The scheme seeks to minimise its impact with sensitive materials that complement the local context. Therefore, the works would seek to preserve the setting of the asset, ensure the character and appearance of the Listed Building is respected, and any harmful impacts are avoided and would have a less than significant harm on the listed building. As such, the proposed development is considered to respect and maintain its positive contribution to the local area as well as its heritage asset status.

8. CONCLUSION

- 8.1 This Planning and Heritage Statement has been prepared by Boyer, on behalf of Mitchells and Butlers, in support of an application for full planning and listed building consent for various internal and external works at the Toby Carvery, Endon.
- 8.2 This report sets out the justification in planning terms for the proposed development, which includes but is not limited to the following:
- i) The proposals will enable the public house and grounds to be updated, sympathetically modernised and maintained, and thus contribute to the preservation and enhancement of Staffordshire Moorlands heritage assets.
 - ii) Enabling significant investment into the continued use of the facility as a pub and restaurant, ensuring its retention and enhancement as a local community facility and its long-term sustainability; and
 - iii) The proposed external and internal alterations will not compromise the aesthetic, architectural or historic interest of the public house and will maintain the operation and trade through the provision of a high-quality scheme that is sensitive to its surrounding context.
- 8.3 By virtue of the above, we kindly request planning permission and listed building consent be granted subject to any necessary conditions.



Choose office address.

Boyer