

# **Heritage Statement**

**The Plough Inn**

**Thatcham, RG18 4JS**

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Client: Sandstone Estates Ltd

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# **1. Introduction**

- 1.1 This Heritage Statement has been prepared to support planning and listed building consent applications in relation to the internal and external alteration of the former Plough Inn, RG18 4JS to provide three flats, and the erection of a separate building to contain two flats, alongside associated parking and landscaping. The proposed development site is a Grade II listed building located in the West Berkshire Council area.
  
- 1.2 This document will set out the policy context, describe the history and significance of the site, assess the impacts of the proposed works on the listed building, and provide a justification for the proposed works.
  
- 1.3 The document is intended to be read alongside the drawings and Design and Access Statement prepared by JS Surveying and Design Services Ltd, and the Planning Statement prepared by Hybrid Planning and Development Ltd.

## **2. HERITAGE POLICY CONTEXT**

### **National Policy**

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#### **Planning (Listed Buildings and Conservation Areas) Act 1990**

- 2.1 Section 66 of the Act establishes a general duty for a planning authority, in considering whether to grant consent for a development which affects a listed building, to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historical interest which it possesses. A building is listed by virtue of its special architectural or historical interest (Section 1(1)).

#### **Revised National Planning Policy Framework 2023**

- 2.2 The revised National Planning Policy Framework (NPPF) was published in December 2023. Section 16 of the NPPF deals with the consideration of heritage assets and sets out the importance of being able to assess the impact of a development on the significance of heritage assets. Significance is defined as the value of an asset because of its heritage interest. The setting of an asset can contribute to this interest. The setting of a heritage asset is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. A designated heritage asset is recognised by the NPPF to be a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation; of these, World Heritage Sites, Scheduled Monuments, Grade I and II\* Listed Buildings and Parks and Gardens, Protected Wreck Sites and Registered Battle Fields are noted in paragraph 206 as being of the 'highest significance'.
- 2.3 The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, paragraph 205 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.
- 2.4 The NPPF identifies harm as being either substantial or less than substantial. Paragraph 207 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, paragraph 208 requires that this harm should be weighed against the public

benefits of the proposal. In respect of non-designated assets, paragraph 209 requires a balanced judgement having regard to the scale of any harm or loss and the significance of the asset.

- 2.5 In accordance with the NPPF, this Heritage Impact Assessment sets out the significance of heritage assets likely to be affected by the proposed works. The information provided in this assessment conforms to paragraph 200 of the NPPF, thus the level of detail provided is proportionate to the significance of the affected heritage assets and no more than is sufficient to understand the potential impact of the proposal on that significance.
- 2.6 Guidance on the application of heritage policy within the NPPF is provided within the Historic England 'Good Practice Guides' and the on-line National Planning Policy Guidance (NPPG) for the Historic Environment.

#### **National Planning Policy Guidance 2014, revised 2019**

- 2.7 The NPPG provides guidance as to the application of policy as regards heritage assets and defines the qualities of a listed building and conservation area, including reference to curtilage structures or features.

#### **West Berkshire Council Policy**

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##### **The Development Plan for West Berkshire**

- 2.8 The Development Plan for West Berkshire includes the Local Plan, which itself is formed of a number of documents including the Core Strategy (2012), the Emerging Local Plan, and saved Local Plan policies (saved from 2007 and revised in 2012 and 2017). There are no saved Local Plan policies that relate to the historic environment. Alongside this are a number of supplementary documents, of which the Quality Design Supplementary Planning Document contains reference to local character and detailing in Part 2 and particularly Part 3.
- 2.9 The Core Strategy sets out overarching policy for each area of West Berkshire, and Thatcham is covered by Area Delivery Plan Policy 3. This policy states that development will respect the historic environment of the town. In addition, Core Policy CS19 (Historic Environment and Landscape Character) notes the importance of diversity and local distinctiveness, noting that development should a) take into account are place's sensitivity to change, b) be appropriate to the location, design, scale and context, and c) promote the conservation and enhancement of heritage assets and their settings. The Core Strategy notes that there are approximately 1900 listed buildings in West Berkshire.

### 3. HISTORIC DEVELOPMENT

- 3.1 Historic mapping can be found at Appendix 1. The Plough Inn is located in the historic centre of Thatcham, to the south of Chapel Street (the A4) and to the west of Stoney Lane.
- 3.2 The village of Thatcham, not mentioned by name in the Domesday Book of the 11<sup>th</sup> century, has probably been in existence since the 12<sup>th</sup> century, the date from which the earliest parts of the Church of St Mary the Virgin originate<sup>1</sup>. The village was centred around the junction of Chapel Street and Broad Street, though it was not until the 17<sup>th</sup> century that the road between London and Bath which is now the A4 began to take its modern form. The Plough Inn, situated along this road, may have been built in response to the early development of what would become a major route.
- 3.3 The first documentary evidence for the location and form of the public house dates from 1785, and the building is shown on the Tithe Map of 1841 as a single block on the corner of Stoney Lane with a small building jutting forward on Chapel Street to the west, and a series of separate buildings along Stoney Street to the south. The ownership of the Inn and the building to the west is noted as being the same (by Thomas Strange & William Jefferies Strange, though with separate occupiers), and the building to the west is named as a blacksmiths shop. The area to the south is under the ownership of Edward Hunt and is named as a cottage and garden. The surrounding context is of a ribbon development from the previously mentioned village centre to the west; to the north and south there was open land including Thatcham March to the north, and the lands of Thatcham House to the south.
- 3.4 The Ordnance Survey mapping of 1877 (Appendix 1, Map 1) shows much the same situation in terms of the blocks, but there were changes at this time including extensions to the rear of the inn. The wider area had developed somewhat along the ribbon, including along Stoney Lane; to the west another inn and smithy are marked (the Prancing Horse, Grade II listed, dates from the 16<sup>th</sup> century and may have been the earliest village public house in Thatcham). The wider countryside is largely still open, though the village itself had further expanded.
- 3.5 The six-inch Ordnance Survey mapping of 1898 (Appendix 1, Map 2) is less detailed but indicates that the Plough may have expanded to the west, and that additional houses had been built even further west. The map indicates a return on Stoney Lane, and that the land which had previously been the cottage and garden to the south was now part of the land occupied by the Plough. The Ordnance

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<sup>1</sup> A History of the County of Berkshire, Volume 3: Victoria County History, London, 1923

Survey mapping of 1911 (Appendix 1, Map 3) confirms this situation, though the Stoney Lane return is shown as a separate building. The 1911 census notes that there is a groom for the stables; it is likely that the whole site incorporated the inn itself, the stables for patrons of the inn and travellers along the road, and the smithy for the care of their horses.

3.6 The Ordnance Survey mapping of 1932 (Appendix 1, Map 4) shows the site as largely unchanged, though a footpath is marked to the rear of the southern section of the site, running north to south between the smithy and inn. The wider development of the area around Stoney Lane and to the north of Chapel Street had not taken place by the time of an aerial photograph dating to 1947; the housing stock suggests that this area was developed from the 1960s onwards. However, by the 1950s the inn had undergone a number of changes including expansion to the rear and a return to Stoney Lane, as well as the demolition of the smithy to the west and the stables to the south by 1967 (Appendix 1, Map 5); later in the 20<sup>th</sup> century the building continued to expand and have structures replaced to the rear, and the whole of the extension from the visible rear wall of the historic part of the building to the south dates to this time.

3.7 Today, the Plough Inn consists of a wide elevation to Chapel Street, with a short historic return to Stoney Lane, and a mass of rear extension of part single, part two storey form. The building has been empty since 2017 having fallen out of use as a public house, and recently became subject to use as a marijuana farm which has caused some limited internal change.

## 4. DESCRIPTION AND SIGNIFICANCE OF THE SITE

### Listed Building Description

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- 4.1 The proposed development site, the Plough Inn, is a two-storey building with a roof which is hipped to the east and gabled to the west. It is located to the south of Chapel Street and the west of Stoney Lane, with a small garden to the west of the building, and a loner yard to the south.
- 4.2 The listed building description, as added to the National Heritage List in November 1983 (ID 1117285), is as follows:
- 4.3 *Public House. C17 and C19. Painted and rendered timber frame with old tile roof, hipped to left. End stacks to right and left, with stack in front of ridge off-centre to left. 2 framed bays. 2 storeys. 3 C19.first floor casements, 2 C20 casements to right on ground floor and one to left with segmental head. Doorway between first and second windows from left, with architrave and flat hood.*
- 4.4 As the listed building description states, the building originally dates from the 17<sup>th</sup> century and was re-formed in the 19<sup>th</sup> century; there have been subsequent 20<sup>th</sup> century extensions. Due to the early date of the listed building description, only the basic external features of the principal façade are described and these do not fully correspond with the current state of the building; however, the whole building is listed. The rear extension is of 20<sup>th</sup> century date and though part of the designation is of limited historic interest. The setting of the listed building comprises the main road to the north which gave the building its purpose as an inn, and the immediately surrounding spaces to the west and south which have been part of the land of the public house historically; the wider surroundings present a more modern townscape of housing development while the land to the north of Chapel Street opposite the inn has been recently landscaped to provide a public park and skate park.

### External description

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- 4.5 Externally, the building is legible as a historic 'main' section, the older inn on the corner of Chapel Street and Stoney Street, and a more modern rear extension under a catslide roof and extending under a hipped roof to the south. The principal façade of the building (Appendix 2, photo 1) faces Chapel Street has four bays and is painted. From left to right these bays consist of a 20<sup>th</sup> century casement window under a shallow arch, a modern door under an architrave and hood of probably 19<sup>th</sup> century



date, then a modern triple window under a flat header across bays 3 and 4 at ground floor level; there are three timber casement windows on the first floor in broadly bays 1, 3 and 4, although in the way of a building of this age and history the architectural features of this elevation are all slightly offset rather than presenting a formal frontage. Modern lettering spells out 'The Plough' above the doorway. The whole is under a clay tiled roof which has a brick chimney at its western gable, a brick chimney within the western hip, and a rendered and painted chimney set within the roof in line with the door.

- 4.6 The secondary eastern elevation to Stoney Lane (Appendix 2, photo 2), under the hipped section of roof, presents a single bay to the right, and another under the gable of the catslide roof to the left, bisected by the brick chimney. To the ground floor on the right is a modern timber casement under an arch, with a smaller square casement and signage lettering above; on the left is a modern casement under an arch at ground floor level. Set back is the long blank return of the rear extension, which is of brick under a tile roof. There is a large entrance door and window to the elevation which is access by a raised path alongside.
- 4.7 The western elevation (Appendix 2, photo 1) faces onto a small, fenced garden, previously the location of the old smithy. Again, there are two bays; that to the left is painted and blank with signage lettering to the upper storey. To the right-hand side beyond the brick chimney, the elevation is of brick and has a modern casement under an arch to the upper floor. As with the eastern elevation, the western extends under the gable of the catslide roof and set back is the longer rear extension; this has a modern entrance door to its right-hand side and is otherwise blank.
- 4.8 The southern elevation (Appendix 2, photo 3) has the tiled roof running down to the catslide eaves, under which is a modern brick wall with modern openings to the right-hand side. The single storey rear extension is set centrally and extends into the southern yard; the southern part of this is blank with a hipped end to the roof above.

### **Internal description**

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- 4.9 The historic part of the building consists of a broadly rectangular structure which shows its inn use at ground floor level, though its recent use as a marijuana farm has obscured and removed some features. The key historic elements of the interior that have been retained include the from (northern-most) rooms which have expressed beams and uprights throughout (Appendix 2, photo 4). The beams to the rear rooms appear to have been boxed, probably in the 20<sup>th</sup> century (Appendix 2, photo 5). There are fireplaces within each of the front rooms corresponding with the chimneys visible externally.

These are brick open fires, though they are largely hidden by the recent marijuana farm fit out and in the case of the eastern fireplace a vent has been inserted at that time (Appendix 2, photo 6). The ceilings and floors appear to have modern finishes, and the light fittings are also modern; much of the interior dates from 20<sup>th</sup> century inn fit outs.

- 4.10 Upstairs in the historic part of the building, accessed via a narrow, carpeted timber stair (Appendix 2, photo 7), are a series of low-ceilinged rooms lit by 20<sup>th</sup> century timber casements, and accessed by simple timber doors (Appendix 2, photo 8). There are no architectural features of interest beyond the general floorplan and shape of the rooms, set around the upper parts of the chimney breasts. A loft hatch allows access by ladder to the roof space; this area retains a queen post roof timber roof structure which probably dates to the 17<sup>th</sup> century origins of the building (Appendix 2, photo 9), and is of historic and architectural interest.
- 4.11 The rear portion of the building, as set out in the previous section, is of late 20<sup>th</sup> century construction and its internal fit out is entirely modern. At ground floor level, this area houses the toilets, kitchens and storage areas for the public house use (Appendix 2 photos 10 and 11). There is access to the loft area of the extension which is boxed out but has no openings (Appendix 2, photo 12).

### **Significance and Setting**

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- 4.12 The Plough Inn has architectural and historic value, predominantly in its retained 17<sup>th</sup> and 19<sup>th</sup> century exterior form and chimneys and its historic interior elements including the queen post roof structure, fireplaces and old timber beams and uprights. This historic and architectural interest is limited to the older section of the building; within this area there are also modern elements of limited heritage value including floor and ceiling finishes and 20<sup>th</sup> century public house fit out. The rear extension and storage areas under the catslide are not of historic interest, though the catslide roof is of some architectural interest as a relatively rare method of roof extension in more modern times. Internally, the plan form is of interest in historic public house area as it gives eligibility to the historic use of the building. In addition, the retained juxtaposition of internal and external features gives architectural interest. Where modern elements have been inserted, they are generally neutral and in keeping with a modern public house use, if not of any particular quality or heritage value; however, the use of the building as a marijuana farm and insertions made at that time have been detrimental to the historic and architectural interest of the building.

- 4.13 The building is currently in poor condition, having been empty for some years and suffered inappropriate use. This condition is a threat to the heritage value of the building.
- 4.14 The setting of the building, as noted, is made up of its immediate setting on Chapel Street and Stoney Street, and the outside areas which have been part of the land of the inn for several years. The main road to the northern frontage contributes legibility to the former public house use, though the loss of the stables and smithy which historically sat alongside the inn have reduced this legibility. The wider area around the building consists mainly of 20<sup>th</sup> century housing development, though there is a short 19<sup>th</sup> century row of cottages to the west; there is a public park to the north. This combination of public land and private housing serves to mark the building as a former roadside and suburban inn; however, this part of the setting is modern and makes little contribution to the historic interest of the public house. In summary, the heritage value of the Plough lies predominantly in its historic architectural features and structure, with a small contribution to this value made by its immediate setting, especially that to Chapel Street.

## 5. IMPACT ASSESSMENT AND JUSTIFICATION

### Extent of the works

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5.1 Full details of the scheme can be found in the submitted drawing. The summary description of the development is as follows:

*“The change of use of the existing building (Sui Generis) to provide 3 x residential dwellings (Use Class C3) and the development of 2 x residential flats (Use Class C3) to the rear, with associated parking, cycle parking, waste storage and other ancillary works.”*

### Listed Building

- Strip out of modern fixtures and finishes, and refinishing of floors, walls and ceilings.
- Making good of historic features.
- Lowering of floor to north-western side of ground floor.
- Raising of ceiling to first floor north-eastern side.
- Replacement of ceiling to the upper part of the rear extension.
- Limited insertion of partition walls to form three flats within existing building.
- Insertion of kitchen and bathroom fittings and associated utility runs.
- Insertion of appropriate lighting to serve new flats.
- Replacement of modern windows with appropriate timber framed double glazed casement windows.
- Retention and repair of public house signage.
- General external repair and refurbishment where required.

### Additional residential building

- Construction of two storey brick and render building to contain two flats within the southern part of the yard south of the listed building.

### External and landscaping

- Provision of fenced green communal garden within existing garden area to the west of the listed building, including cycle parking spaces and bin storage alongside access path.

- Provision of cycle parking, bin storage and open area to the west of the listed building
- Provision of fenced green communal garden to the south of the listed building.
- Provision of car parking to south of the communal garden accessed from Stoney Lane.
- Provision of green garden areas to the east and west of the new residential building, including bin storage.
- Provision of car parking spaces, cycle parking and bin storage to the south of the new residential building.

### **Design Justification and Impact Assessment**

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- 5.2 The change of use of the Plough Inn, and the consequent internal and external changes, have been designed to meet the clients' brief for a small development of much needed housing within the listed building and the surrounding grounds. As noted above, the listed building has been empty since 2017, and has suffered from deterioration in its condition especially as a result of its illegal use as a marijuana farm. In addition, the interior and exterior has seen change during the 20<sup>th</sup> century a in line with the modernisation of its public house use over the years. As such, though part of the building retains a coherent plan form and legible narrative of development, the rear extensions and elements of the interior fit out are not of heritage value. The current design has been mindful at all stages of the key architectural and historic value of the listed building as it stands today and as it was at time of listing, reducing through an iterative process the extent of change and removal of significant architectural elements.
- 5.3 The principal external changes relate to the upgrading of windows and doors in all parts of the listed building, which will serve to replace the mix of timber and UPVC casements and modern doors that are currently in evidence on the elevation. The replacement windows will be of a design to match the existing style of timber windows within the building, whilst providing a greater level of comfort through their increased energy efficiency. As these windows will replace windows of limited historic interest, or of no interest, it is considered that this is sympathetic to the style and date of this part of the building, causing no harm to the heritage value of the building whilst being of environmental benefit.
- 5.4 It is proposed to retain the 'Plough Inn' signage. Whilst the public house will no longer be in use, it is considered that the retention of signage will allow this former use to be legible and prevent the anonymisation of the listed building which is currently prominent on its corner site. This will be a

heritage benefit and help to retain part of the historic interest of the listed building. Alongside this, the repair and renovation of the external elevations of the building will emphasise its prominence and enhance its historic appearance.

5.5 Internal changes are proposed which involve the strip out of modern public house fixtures, modern finishes, and the renovation of the internal spaces which are currently in poor condition which is detrimental to the heritage value of the building. The insertion of limited partition walls, kept to a minimum, will allow effective use of the rooms throughout the building in line with their new use and to suit modern living standards. Of particular benefit is the retention of internal architectural features such as fireplaces, beams and uprights, and the use of the existing plan form to the first floor. The roof structure of the listed building will not be changed. As such, the historic plan form and architectural interest will be retained and legible following the works, which will allow the proposed change of use to take place without harm to the heritage value of the building.

5.6 In some areas, it is intended to lower floors or raise ceilings by a small amount to allow a greater level of comfort for the users of the proposed flats. This will be achieved with minimal removal of historic fabric and is necessary to allow the new use of the listed building. The appearance of the building will not perceptibly change as a result of these interventions, but the experience of its users will be greatly enhanced. Therefore, it is considered that though the removal of historic fabric may present a minimal amount of harm to the heritage value of the listed building, this is mitigated by the benefits of the works and the provision of the new use.

5.7 The insertion of new finishes, alongside new kitchens and bathrooms will allow the proposed new use of the building; as noted, the building has been empty for a number of years, and this lack of occupation has resulted in the deterioration in its condition and damage from unauthorised use. It is therefore considered that though these fittings will change the character of the ground floor areas of the building, this change is mitigated by the positive and full future use of the listed building, and its renovation and repair. Due to the retention of key architectural features, as mentioned above, there will be no inherent damage to the heritage value of the former public house as a result of its alteration.

5.8 It is intended to provide utilities and lighting in a manner which minimises the need for additional runs and cuts through historic fabric, though it is recognised that there will be some disruption to historic fabric, and this constitutes a minimal harm to the heritage value of the building. However, it is considered that the sympathetic design of these elements and the benefit of a new use for the building act to mitigate this harm.

- 5.9 In terms of finishes, it is proposed to incorporate simple modern finishes which are appropriate to the style of the building where the existing finishes are incapable of repair. This will cause no harm to the heritage value of the building as it is intended that no historic fabric will be disrupted, and traditional styles will be used which enhance the appearance of the former public house.
- 5.10 The new building to the southern part of the site has been designed to reflect the materiality of the existing building, whilst being recognisably detached and modern, and having some relationship to the style of the surrounding housing. Its form and scale will not dominate the listed building, and though it will be within its setting, it will not remove any feature of this setting which contributes in a meaningful way to the historic interest of the public house. The small and appropriate development in this area will further allow the renovation and new use of the former public house, benefiting the listed building whilst not presenting a detrimental change to its setting.
- 5.11 The landscaping and infrastructure around the development has been carefully considered and ensures that there is open space to all aspects of the listed building allowing it to be fully visible and legible in its position on the corner of Chapel Street and Stoney Lane for each direction along the roads. The parking is proposed in the area of the current parking, and otherwise small enclosures for cycle parking and bin storage will not be disruptive within the open spaces and will serve to provide functionality to the new residential uses. It is considered that these elements are appropriate to the scale of development and to the surroundings; the retention of green spaces and openness will ensure the retention and enhancement of the listed building through minimal and reasonable change to its setting, and the heritage value of the listed building will not be harmed.
- 5.12 In general, it is considered that the proposals do constitute very minor harm to the listed building, due to the removal of historic fabric and the slight change to the existing floor plan of the ground floor of the listed building. However, the overall character, appearance and value of the building is retained through retention of the majority of the plan form, key architectural features and character, and the use of traditional styling where new elements are proposed. The legibility of the historic building, and the narrative of its former use and development, will remain. The removal of some poor quality elements which are out of character will be of benefit to the building, as will its repair and renovation, and overall the increase in efficiency and sustainable use of the building will allow the historic building to be occupied and understood now and in the future. The key architectural interest of the historic building and its significance and value will not change, and the change within its setting is not considered to be harmful. The reuse of the building provides a great heritage benefit.

## Conclusions

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- 5.13 In summary, the works proposed to the Plough Inn require a new use, internal and external alteration of the listed building, alongside construction of an additional building within its setting and the provision of associated landscaping and infrastructure.
- 5.14 It is assessed that there will be less than substantial harm, which is minor in nature, to the special architectural and historic interest of the heritage asset as set out in the NPPF, due to the removal of historic construction material. However, this change will not have a detrimental effect on the character and appearance of the listed building. In addition, several improvements will also be made and the overall enhancement of the listed building provides a benefit through its increased functionality and user comfort, as well as potential for continued enjoyment and use by future generations. Listed buildings which have no use tend to suffer from deterioration in their condition, as well as being at threat of damage or loss; this scheme will secure the appropriate and sensitive use of the building which is a heritage benefit.
- 5.15 The NPPF defines 'public benefit' as the 'economic, social or environmental objectives of sustainable development'. Sustainable development is development which 'meets the needs of the present without compromising the ability of existing communities and future generations to meet their own needs'. There is a presumption in favour of sustainable development, in that it should be allowed unless the harms 'significantly and demonstrably' outweigh the benefits. The preservation and enhancement of the historic environment is seen as an environmental objective of development.
- 5.16 These proposals are of public benefit due to their retention of the majority of the historic form of the listed building, whilst allowing the present community to meet its needs, which include good quality housing. In addition, the history and development of the Plough Inn will continue to be legible and the appearance and condition of the building will be improved. The less than substantial harm to the historic building, which is minor and does not have a detrimental effect on the character and appearance of the building does not 'significantly and demonstrably' outweigh this public benefit.
- 5.17 The plan form of the building and its legibility will be largely retained and extant historic architectural elements respected. Change is largely restricted to existing modern elements, and to the setting of the listed building where it makes a lesser contribution to heritage value. The design adheres to the West Berkshire Core Strategy in that development will respect the historic environment of Thatcham. The development has considered local distinctiveness and taken into account the sensitivity to change

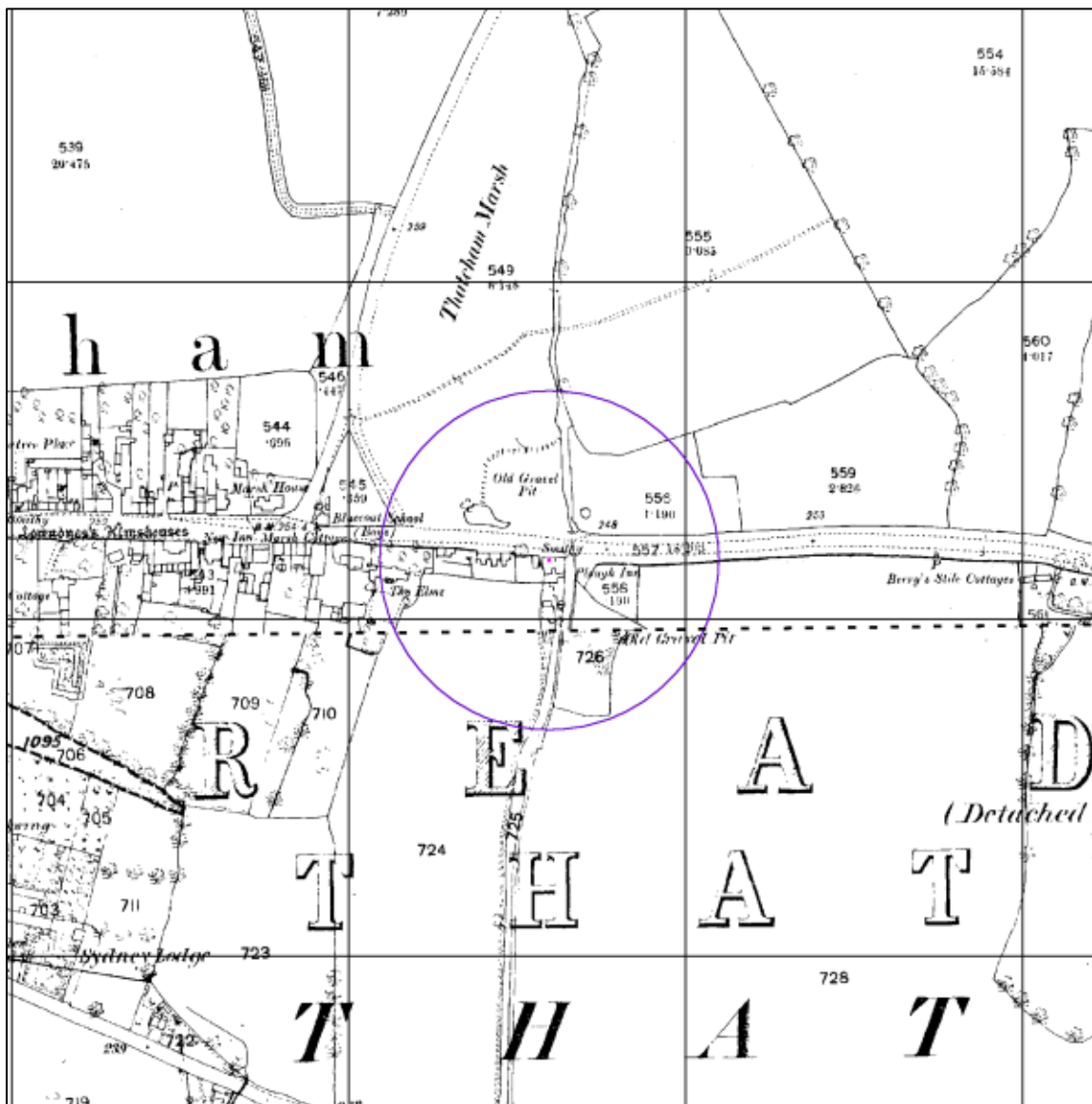


of the listed building and its surroundings, adhering to policy CS19 of the Core Strategy. The proposals are appropriate in their location, scale, design and context, and contribute to the conservation and enhancement of the historic environment, also as per the Core Strategy.

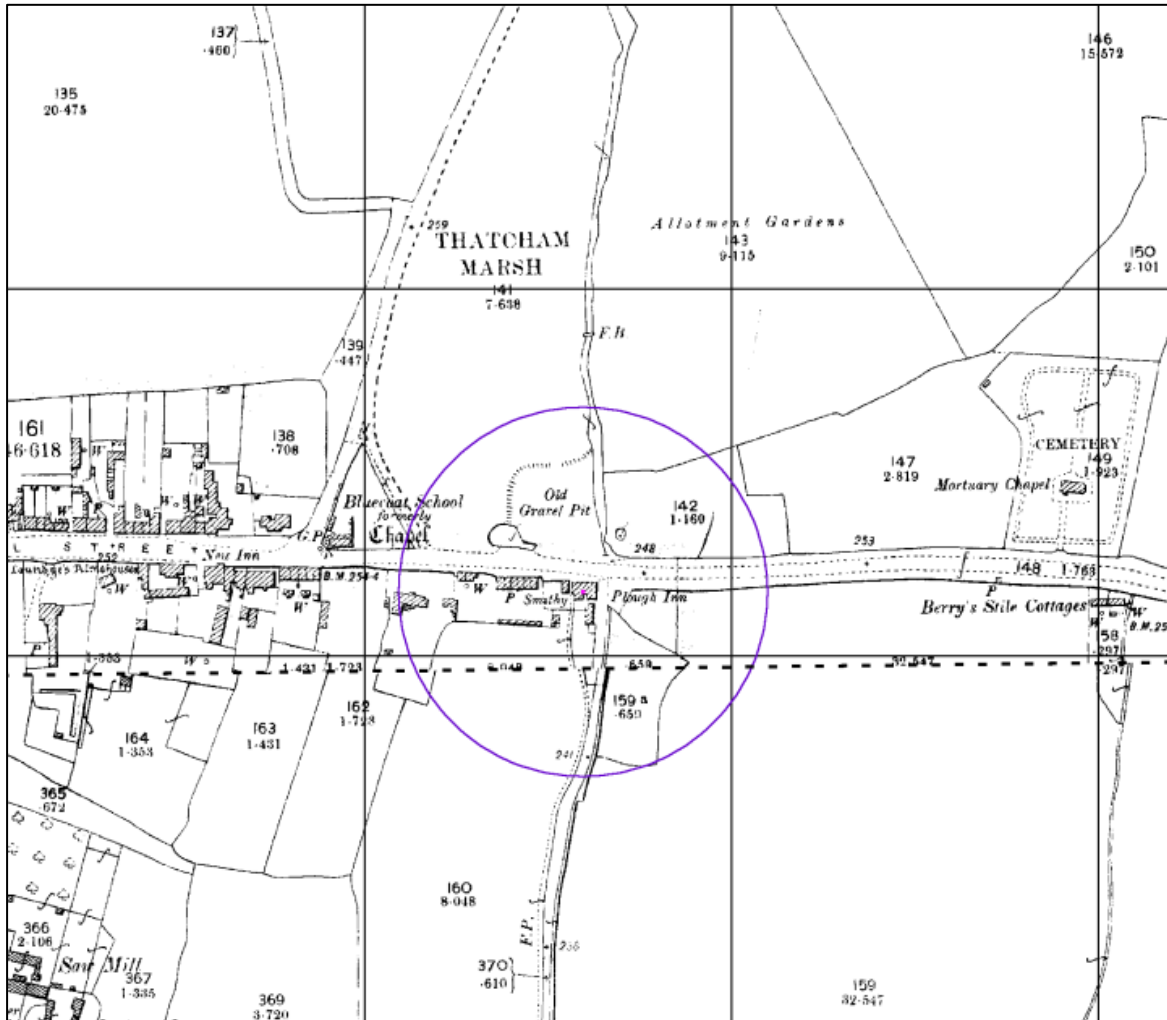
- 5.18 The proposed works will allow the future sustainable use of the listed building, caring for it and securing the safe use and maintenance of the building for the foreseeable future, whilst retaining its heritage value and architectural interest.

## **APPENDIX 1: HISTORIC MAPPING**

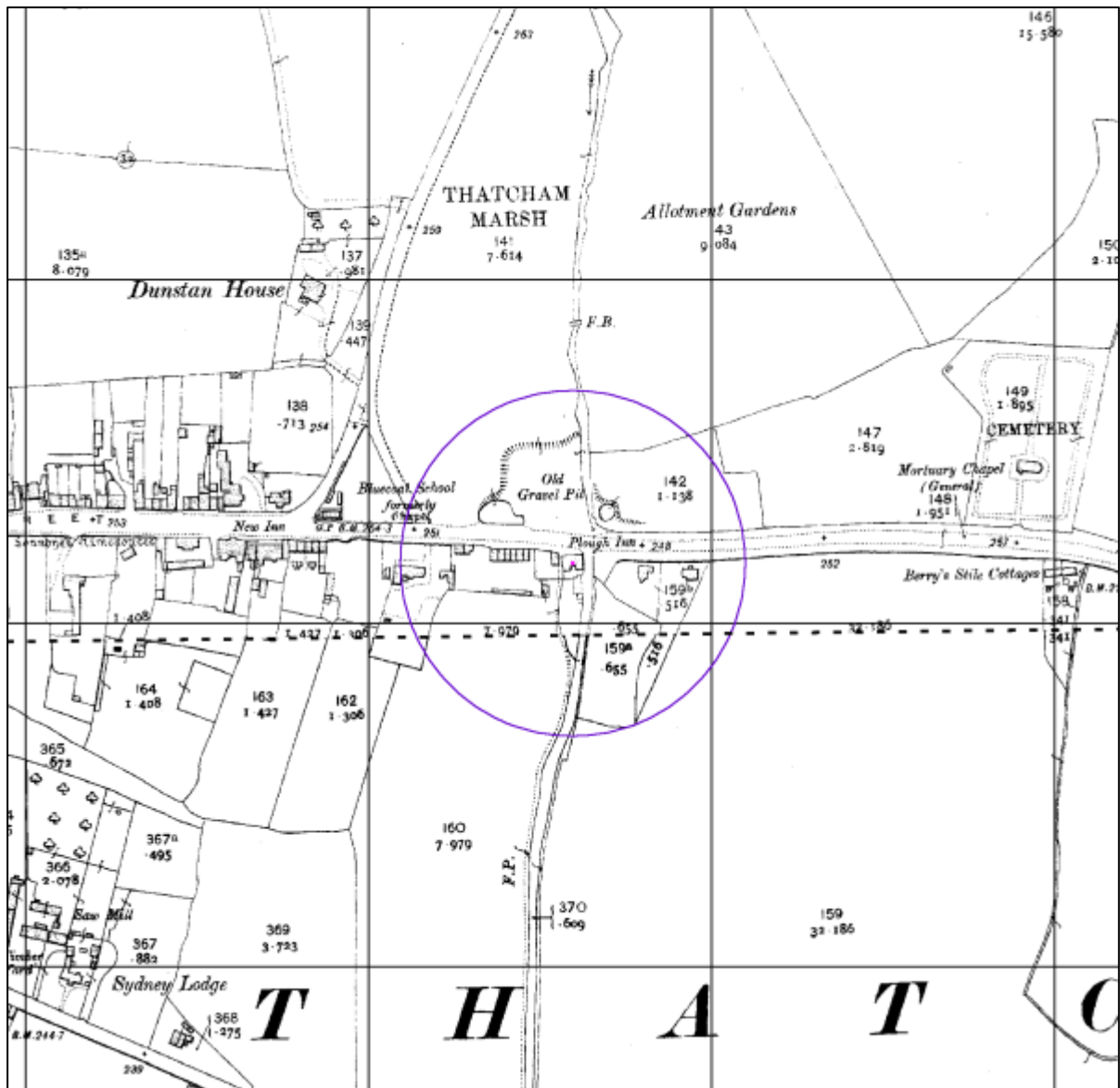
Map 1: Ordnance Survey 1877, 1:2,500



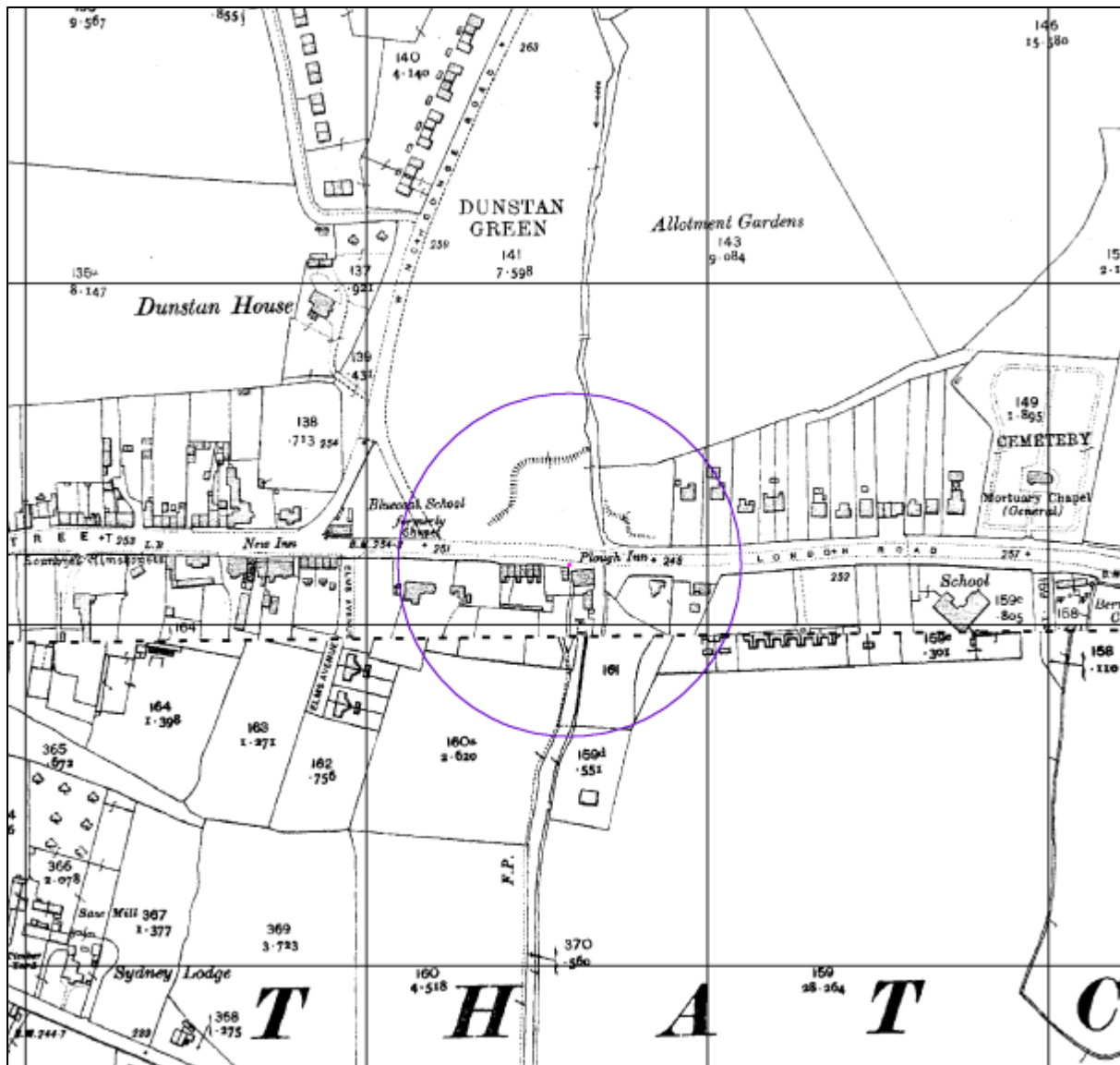
Map 2: Ordnance Survey 1898, 1:2,500



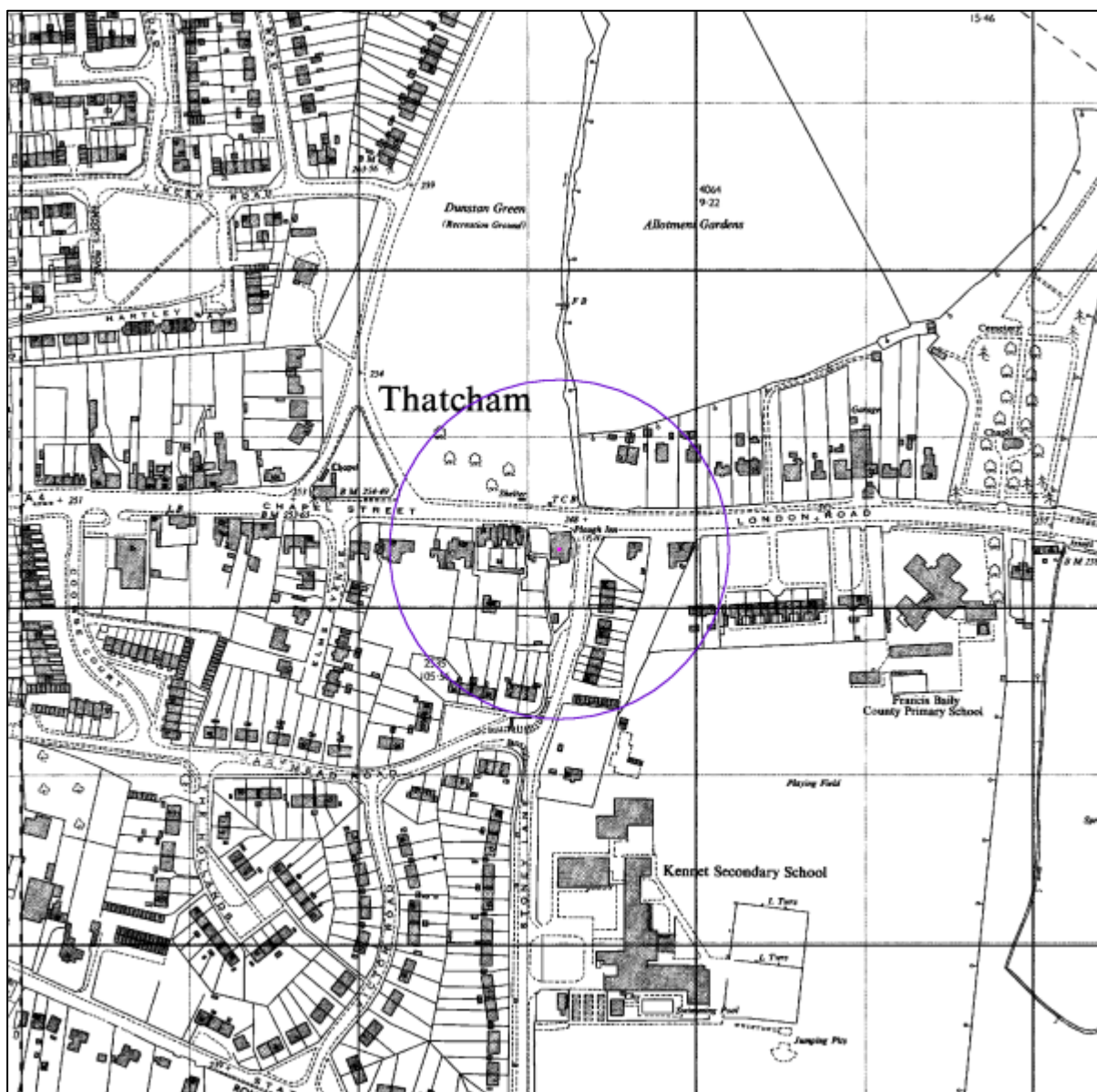
Map 3: Ordnance Survey 1911, 1:2,500



Map 4: Ordnance Survey 1932, 1:2,500



Map 5: Ordnance Survey 1967, 1:2,500







## **APPENDIX 2: PHOTOGRAPHS**

Photo 1: Northern and western elevation



Photo 2: Eastern elevation



Photo 3: Rear elevation and parking area



Photo 4: Internal historic timber beams and uprights



Photo 5: Boxed beams, later public house interior fittings



Photo 6: Fireplace obscured and damaged by recent vent



Photo 7: Carpeted timber stair to first floor





Photo 8: Example of simple upstairs room



Photo 9: Historic, timber Queen post truss roof structure



Photo 10: Ground floor, modern rear area



Photo 11: Ground floor, modern rear area



Photo 12: Upper part of rear extension

