17/01981/F - the Pheasant Pluckers Inn, Burdrop - change of use from A4 to C3

Tue 14/11/2017 10:50

Dear Bob

Thank you for consulting the Design and Conservation Team on the above application.

The proposal relates to the change of use of the former public house to residential. It is noted that there is a substantial planning history relating to this issue stretching back to 2006.  There is also clearly strong public opinion about the issue.

The building is an Asset of Community Value and is also of cultural value to the area. The original name for the public house, Bishop Blaize Inn, relates to the important wool industry in the settlement. The Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal describes the importance of the woollen industry and states ‘*It is therefore of no small surprise that the former public house, the Bishop Blaize at Burdrop is named after the patron saint of the weavers (St Blaise, 4th century martyr). Legend says that wool auction were held on Burdrop Green, outside the inn, which bars on its wall the date 1640’.*

The conservation area appraisal acknowledges the building as a non-designated heritage asset which makes a positive contribution to the area. In Features of special interest it acknowledges ‘*Former Bishop Blaize, Public House – as this building shows typical vernacular construction of the period*’ and states ‘*The above buildings are undesignated heritage assets which contribute significantly to the conservation area’.* It also acknowledges the community function of the building and under ‘Threats’ includes *‘Loss of local facilities such as the village pub and village hall which help reinforce Burdrop’s identity as a separate hamlet, not just a residential suburb of Sibford Gower’.*

The proposed change of use of the property to residential is considered to cause harm to the character and appearance of Burdrop Conservation Area through the loss of the central community function played by the public house. The change of use also impacts on the physical characteristics of the property including the loss of signage and the lack of public / community features such as clear entranceway and public garden. This harm is existing, but relates to the lack of active use of the building as a public house and the significance could be reinstated if the building were to return to its current and original use.

There is not considered to be any public benefit to outweigh the harm to the character and appearance of the designated heritage asset of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area nor the non-designated heritage asset of the Bishop Blaise (Pheasant Plucker’s Inn) Public House.

Best wishes

Jenny Ballinger