

Joyce Christie

From: Joyce Christie
Sent: 18 March 2022 17:03
To: James Kirkham
Subject: 22/00256/F North Arms Wroxton

Hi James

Brief comments as promised. Please let me know if you need anything more before I upload this to DEF

History of the Wroxton Inns:

The New Inn, also on the Banbury road, probably came into existence soon after the road was turnpiked. A Bill for the turnpike was brought in 1753 with work starting the following year. The 'White Horse' is first mentioned by name in 1782; the 'North Arms', although a 17th-century house in origin, does not appear to have been licensed until c. 1850. (fn. 24) It is of two builds and has been refaced. Whilst the North Arms was converted from a 17th century house it has been a pub since 1850. **Victoria**

County History

It was not unusual for houses to be come licensed, we often find references in primary archive records to houses illegally selling liquor. The use of the property as an inn/pub is longstanding regardless of it originally being a house.

Recent ownership:

The North Arms, a former Greene King pub, closed in 2013 and was designated 'An Asset of Community Value' in 2014. Wroxton College bought the property in 2016 and after receiving listed building consent and planning permission on 9 January 2020 just before the national lockdown started, they subsequently put the building on the market in Spring 2021 and I understood that they posted the following according to Banbury FM: *'The College wishes to inform everyone that Farleigh Dickinson University have reached the conclusion that they are unable to move forward with their plans concerning the renovation and reopening of the North Arms and that, as a result, they will be putting the property on the market for sale (the intention being for sale as a pub).'* 12.02.2021.
<https://banburyfm.com/news/2021-02-12-004/>

The Applicant bought the property in August 2021 and the current proposal is to change its use to a single dwelling with some minor alterations. The Wroxton Website posted the following suggesting the North Arms may have been sold on to someone who wants to run it as a pub.

'Currently closed but has been sold as a free house. It will be reopened as a pub. The new owner is considering what it will offer and investigate the significant repairs that he thinks necessary. He is unable to give any forecast as to when it will be open but it will be as soon as possible.'

<https://wroxton.org.uk/village%20pubs%20hotels.htm>

It would be helpful to get clarification from the Applicant on whether there is a new owner intent on implementing the current LB and F consents or submitting fresh applications for use as an Inn/licensed restaurant. If this is the case, is there an intention to withdraw this application?

Recommendation:

The loss of this village pub would be regrettable. There would be less than substantial harm to the heritage assets caused by the change of use from an inn to a dwelling but I cannot lend my support to its change of use.

Q. Is there a corresponding application for Listed Building Consent to cover the minor changes to the ground and first floor?

Cellar – no change.

Ground floor – removal of sink, removal of toilets and insertion of new toilet/removal of bar and installation of kitchen.

First Floor – removal of partitions to form bedroom 4

Attic Floor – no change.

Best wishes

Joyce Christie

