

Heritage Statement:

Ground Floor – The Bar  
The Griffin  
93, Leonard St  
Shoreditch  
London  
EC2A 4RD

National Grid Reference: TQ 33154 82402

Dr Peter Wardle & Colin Lacey

17<sup>th</sup> August 2015

Document Reference Number 2015/1254  
Version 0.5

Heritage Statement: Ground Floor The Bar  
Dr Peter Wardle and Colin Lacey  
17/8/2015

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Heritage Statement The Griffin  
**Version Control**

**1. Version Control**

<b>Version No</b>	<b>Draft</b>	<b>Content Added/Omitted</b>	<b>Date</b>
0.5	Client Draft		17/Aug/2015
0.7	LPA Draft	Client Comments	
1	Issued Report		

Heritage Statement: Ground Floor  
Dr Peter Wardle and Colin Lacey  
17 August 2015

## 2. Summary

This Heritage Statement should be read in conjunction with the planning application and listed building consent application.

This report relates to the application for internal alterations to the ground floor of the Griffin Public House and should also be read in conjunction with the following building recording report:

Lacey, C. 2013. *Building Recording of The Griffin Public House, 93 Leonard Street, Shoreditch, London*. Document Ref: 2013/1141. Goring on Thames: The Historic Environment Consultancy

The building is a public house. It is Grade II Listed and is located in the South Shoreditch Conservation Area. The following phases of construction are present:

Phase	Period	Date	Description	How Dated
1	Victorian	1799-1872	The frontage of the building	Map Evidence
2	Victorian	1799-1872	Northern Part of Building	Map Evidence
3	Modern		Internal partition walls	Fabric, departing from historic layout

Paragraph 134 of the NPPF states:

*134. 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 securing its optimum viable use.*

It noted that the Public House is in decline - 31 Public Houses close every week. (<http://www.camra.org.uk/protecting-and-saving-pubs>).

It should also be noted that the form of the Public House has evolved, in particular there are now very few public houses which do not sell food.

Clearly if viable the original use of the building as Public House is to be preferred.

However the condition of the building is such that a considerable investment is needed to bring it up to a "good" condition. Indeed for the conservation of the building to be viable then it is necessary for the public house to offer food in addition to beverages.

### 3. The Basis of the Report

This is a document describing and discussing all aspects of the historic environment (Conservation areas, Listed Buildings, Ancient Monuments and archaeological sites) in relation to the development proposal at the above location.

This follows the principles set out in:

Clark, K., 2003, *Informed Conservation*, English Heritage, London

English Heritage, 2011, *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*

National Planning Policy Framework

The basic premise of this is that:

- All conservation decisions should be based upon research and information.
- Conservation is about managing change not fossilisation of buildings, land or landscapes.
- Judgements should be based on evidence.

This report should be read in conjunction with the planning and listed building consent applications.



## 5. Introduction

### 5.1 The Client

This report was commissioned by Cymon Eckel who will be the building's tenants.

### 5.2 Confidentiality and Copyright

This document is to remain confidential for a period of 12 months or until it forms part of a formal planning application or until otherwise indicated by the client. The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

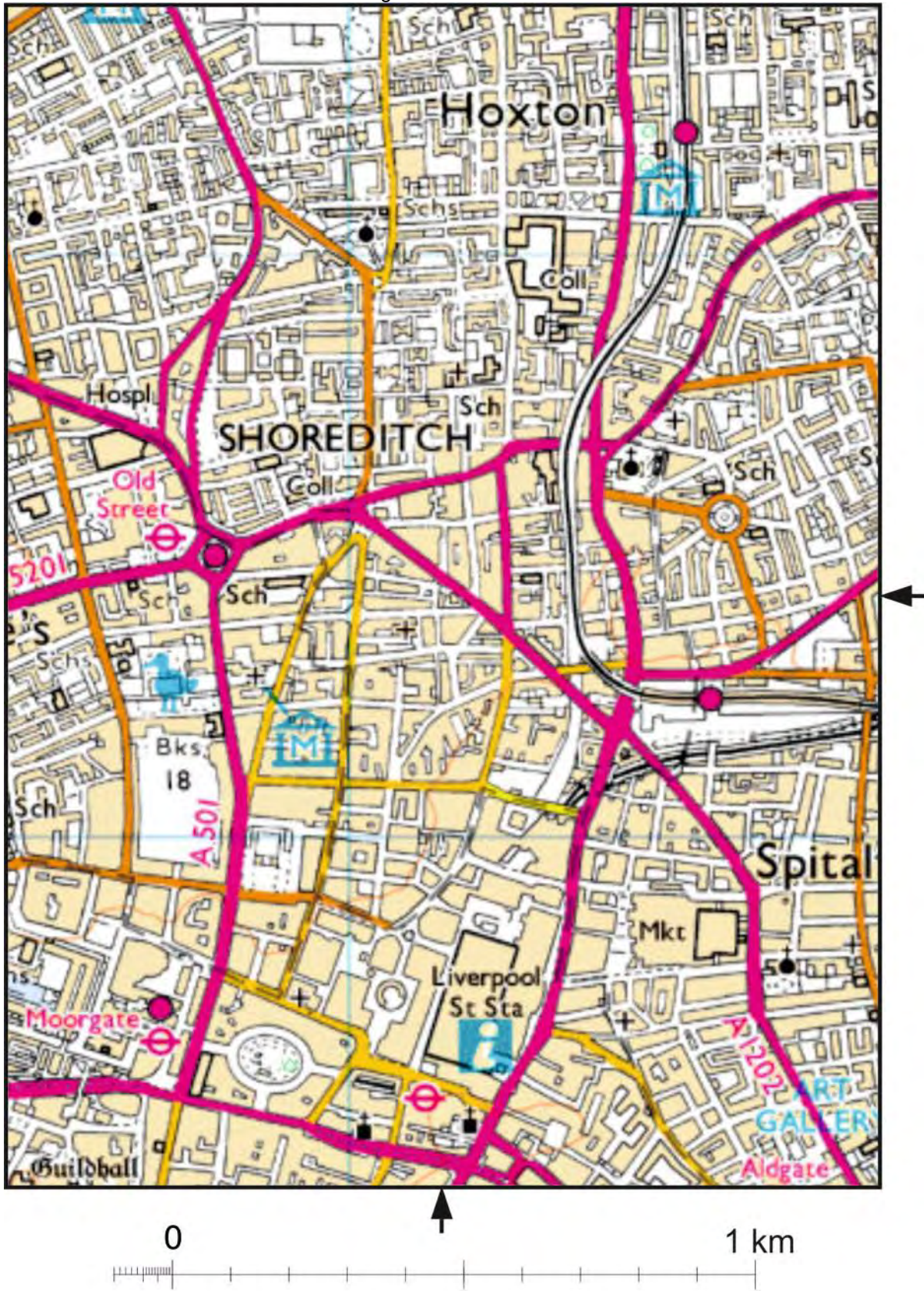
### 5.3 Location

Site Address:	Ground Floor The Griffin 93, Leonard St Shoreditch London
Post Code	EC2A 4RD
Grid Reference:	TQ 33154 82402

The general location is shown in Figure 1 and the detailed location in Figure 2.

### 5.4 Site Visit

The site was visited by Dr Peter Wardle on numerous occasions. The latest visit was the 29<sup>th</sup> May 2015.



Metres 1:10,000 @ A4

Figure 1: General Location Plan, 1:10,000 @ A4



Figure 2: Detailed site location plan, 1:1000 @ A4

## 6. The Planning Situation

This report should be read in conjunction with the listed building consent applications.

This report has been prepared to accompany an application for Listed Building Consent for various works and repairs that differ from the original planning and Listed Building Consent or were not included.

Listed Building Consent and planning permission have previously been granted for the following:

2012/0506

Demolition of 5 Ravey Street and rear parts of 61-63 Great Eastern Street in conjunction with the development of a three to six storey Hotel (Class C1 use) with ancillary restaurant, bar, spa and meeting room facilities together with change of use from A4 to C3 to the upper storeys plus refurbishment of 93 Leonard Street Cthe Griffin Public House along with associated works. (Application in conjunction with Listed Building Application reference 2012/0509 and Conservation Area Consent Application reference 2012/0508).

This included the following Conditions

3 All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile, and in the case of brickwork, face bond and pointing. Any changes of fixings to the internal glazed brickwork shall be submitted for the approval of the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded/ and that the proposal does not detract from the character and appearance of the area/this part of the conservation area.

- 4 1. Any new window metal-work or joinery work shall match exactly the materials, dimensions and profiles of existing original work, except where otherwise shown in the drawings to be submitted for the approval of the Local Planning Authority;
2. All new partitions shall be scribed around the existing internal glazed brickwork to protect their integrity, by means of scribed plaster mouldings. Detailed drawings for approval of the Local Authority, before works on this part of the project are commenced on site.
3. All new external rainwater and soil pipes shall be formed in metal and painted black.

REASON: To ensure that the works approved are carried out in a satisfactory manner which will safeguard the special historic and/or architectural interest of the building and does not detract from the character and appearance of this part of the Conservation Area.

5 All existing ornamental features, architraves, panelling, doors, original fireplaces, chimney breasts, surrounds and ceramic tiles shall be retained in situ, as shown on the drawings hereby approved.

REASON: To ensure that those features that contribute to the special

In addition, the following documents have been prepared:

Tweedie, H. 2012. 61-63 Great Eastern Street & 95 Leonard Street, London, EC2A 3HS: Archaeological Desk-Based Assessment. Bury St Edmunds: Archaeological Solutions Ltd (Report No. 3545)

Author not specified. 2012. The Great Eastern Street Hotel, 6-67 Great Eastern Street including the Griffin Pub and No. 5 Ravey Street. London: Montagu Evans

Lacey, C 2013, Building Recording: The Griffin

Wardle P & Lacey C, 2014, Building Recording: 5 Ravey St

Wardle P & Lacey C, 2014, Building Recording: 61-63 Great Eastern St

## 7. Historic Environment Planning History & Background

### 7.1 Conservation Area

The development area is located within the South Shoreditch Conservation Area.

In 2004 English Heritage surveyed this part of Shoreditch and stated:

*'The three great manufacturing industries of the late Victorian East End, clothing, furniture and footwear, were all to be found to varying degrees in South Shoreditch. Also present were many characteristic trades of the City fringe, including printers, carriers, builders, druggists or chemists and food processors. Of these, by far the most important was furniture making...'*

*'Much of the commercial and industrial building stock that was used by these trades was generic in terms of architectural form. An exception were the yards of the timber merchants who supplied the furniture and building trades which contain specialist storage structures' (CAA page 14)*

A Conservation Area Appraisal was produced in 2004 which describes the character of the area as follows:

*The central Shoreditch zone is the heart of the South Shoreditch Conservation Area. It contains the largest number and some of the most significant groups of buildings belonging to the nineteenth and twentieth century furniture and printing trades and is traversed by four of the most important roads of the SSCA. The zone is dominated by Great Eastern Street, followed by the northern half of Curtain Road, Old Street, Leonard Street and Paul Street forming the major historic corridors through and at the edges of the zone. Within the zone, the dense concentration of historic brick showrooms-warehouses-workshops clustered along the Charlotte Road – Rivington Street intersection and those clustered between Ravey Street, the north end of Phipp Street and Gatesborough Street, make a particularly important contribution to the character of the zone. The architectural character of the zone varies from the four and five storey grand showroom-warehouses fronting onto Great Eastern Street with their plaster and stone decorative details, and the slightly plainer and smaller-scale showroom-warehouses of Curtain Road to the plain brick warehouses and workshops found on Leonard, Luke, Scrutton and Paul Streets. The common architectural link between all of these buildings is their un-rendered brick frontages with emphasis on the vertical appearance of the buildings by their use of tall brick piers framing regular patterns of windows and often exposed iron framing. This conscious similarity of design and scale has created a rhythmic feel to many of the streets when viewed from ground level, but provides sufficient variety in decorative detail and arrangement to avoid absolute conformity. Another characteristic feature is the streetscape of the zone, which is predominantly one of straight and narrow streets enclosed by tall, shallow-fronted buildings that form almost intimate corridors across the zone. Old Street, Great Eastern Street and Curtain Road contrast with this more intimate streetscape by creating wider and more open corridors, which are today exploited by the modern heavy traffic flows.*

#### **Particularly negative contributions streetscape.**

*Of particular note is the group of semi-derelict buildings which extend from the north end of Ravey Street to Great Eastern Street (nos. 61 & 63 Great Eastern Street); although these warehouses (dating from 1877) are classic Shoreditch*

*commercial buildings, their current unsightly condition and loss of adjacent buildings creates a negative visual impact on the otherwise quality streetscape of this major thoroughfare.*

## **8. Historic Background**

### **8.1 The History of the Settlement**

Shoreditch is believed to have originated as a settlement focussed at the junction of two important Roman roads, following the courses of the modern Kingsland Road, which formed part of Roman Ermine Street, and Old Street, which linked Ermine Street with Roman Watling Street.

During the medieval period the area became increasingly developed, with the Augustinian priory of Holywell being established nearby in the mid-12<sup>th</sup> century. In the post-medieval period, the area was popular for theatres as it lay just outside the City and therefore outside the jurisdiction of the Lord Mayor who had issued an edict banning plays from being performed within the City.

Between 1872 and 1875, Great Eastern Street was constructed parallel to the line of the previous road of Willow Walk but slightly further to the south. At this point, the London furniture trade was focused in South Shoreditch with a number of specialist workshops located in the area.

### **8.2 Documentary Evidence**

This is detailed in the building recording report.

## 9. The Building

The current function of the building is a Public House. When the building was constructed its function was the same.

The building has been fully recorded – see the document Lacey C, 2013, *Building Recording: The Griffin*.

Additional information has been revealed during works to the building in 2015. This is appended.



Plate 1: South elevation



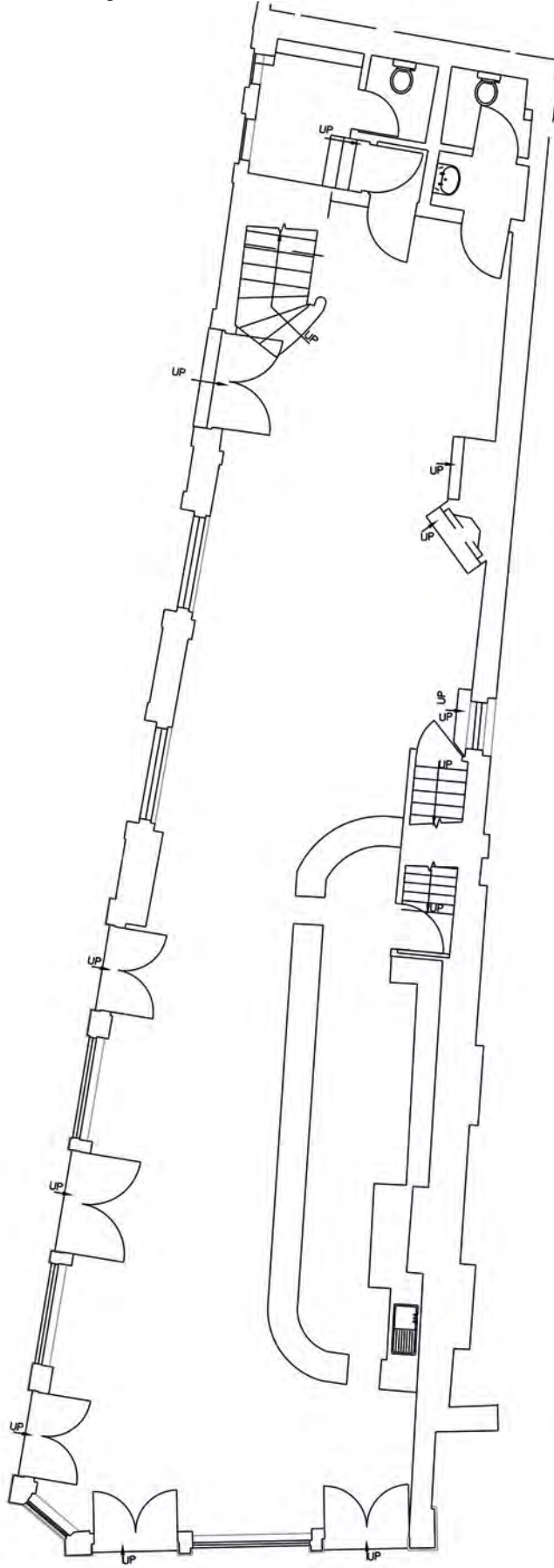


**Plate 2: West aspect**

The building is a Grade II listed building and the listed building description is as follows:

*The Griffin Public House. C.1889, designer unknown. Red brick with extensive stucco dressings and encaustic tile decoration, glazed ground floor front, ornamental cast iron window boxes to second floor windows. Three storeys, three bay front to Leonard Street, five bay return to Ravey Street with lower northern continuation of two storeys with attic, four bays wide. Continuous fascia to both sides. Ground floor with glazed terra cotta facing, bearing the name of the Meux brewery's products. Interior: features include behind-bar mirrored screen with Corinthian columns; boarded ceiling carried on slender cast iron columns; room to rear lined with inscribed mirrors proclaiming the virtues of the drink on offer. Open stairs to rear lead up to former function room on first floor. A characterful pub from the High Victorian period with a good façade and internal survivals of note.*

The layout of the ground floor of the building is shown in the following plan:



**Figure 3: The ground floor, 1:100 @ A4**

## 9.1 The Date of the Building

The building is dated by the listing description as c. 1889.

The style of building is characteristic of the mid-late 19th century. The types of brick used are hand made to the rear elevation and are indicative of a date in the 19th century. Where visible on Ravey St and Leonard St the bricks are machine made indicative of a date in the Victorian Period.

Decorative External Ceramic Wall Tiles became common in the Late Victorian Period.

The timbers in the roof are machine-sawn where visible and thus they date the roof as being likely to be post 1840. There are some non machine-sawn timbers present in the cellar.

A building is present on Horwood's map of 1799 which is shorter and thinner than the building present on the 1872 1st edition 1:2500 Ordnance Survey plan. There is some evidence that the Leonard St end of the building is earlier than the lower portion, ie changes in floor levels on the first and second floor and the roof form. However the use of render on the Ravey St Elevation and the Rear means that key evidence is not visible.

There are changes in the form of the building between 1874 and 1894 – two buildings are on the 1874 plan and a single building is shown on the 1894 plan. The form of the carriage arch under 5 Ravey St also changes.

The bricks and tiles on the frontage facades point to either a complete re-build or extensive alteration between 1874 and 1894. This concurs with the date of 1883 in the listing description.

The northern part of the building is a later addition, as are the internal partition walls.

## 9.2 The Construction Sequence

The following Phases of construction are present:

Phase	Date	Description	How Dated
1 Original	1799-1872	The frontage of the building	Change in floor levels of upper floors, difference noted in style of west wall, present on 1872 OS
2	1874-1894	The northern part of the building	Change in floor levels of upper floors, difference noted in style of west wall, present on 1872 OS
3	Post 1887	Dumb waiter, internal partition walls	Fabric, departing from historic layout, invention of dumb waiter, patented 1887

It is suggested that the initial phase of the building, the southern part, existed as a public house, likely to have consisted of a public bar and a 'snug' at ground floor level.

The building was extended to the north prior to the production of the 1872 Ordnance Survey map, providing more bar space and lavatories. On the first floor, a function room was created, with bedrooms to the south. The second floor is considered to have been domestic accommodation.

The dumb waiter was patented in 1887. At some point after this, one was installed in The Griffin. This is thought to have enabled phase 2 of the second floor to have been used as a

kitchen, providing food to the ground and first floors. It is thought that at a similar time to the kitchen being installed, the southern part of the upper floors began to be used as letting rooms, the second floor being further subdivided to create more accommodation. Ultimately, the Griffin could then offer food to its drinking customers and bed and breakfast to those requiring accommodation.

More recently, the upper floors have been reused as domestic accommodation (hence the second floor bathroom) and latterly, as offices. It is noted that the building does not currently possess a kitchen of any sort, domestic or commercial.



Figure 4: Phase Plan, Ground Floor, 1:200 @ A4

## 10. The Bar Area

### 10.1 Ceiling



**Plate 3: Ceiling, north end**



**Plate 4: Ceiling, south end**

The ceiling is panelled with tongue and groove planks. This is not a historic ceiling form.

There is no plaster ceiling beneath this, and there is evidence that the tongue and groove planks abut the cornice rather than run beneath it and therefore postdate the installation of the cornice.

Investigative works have revealed scars from a former lath and plaster ceiling.



**Plate 5: Lath & plaster marks revealed beneath tongue and groove**

## 10.2 Cornice, Frieze and Other Mouldings



Plate 6: Cornice and moulding, east wall



Plate 7: Cornice and moulding, east wall



Plate 8: Detail of columns

The eastern wall features a moulded cornice and frieze with further decorative mouldings and columns. These run from the enclosure of the cellar staircase south to the southern wall of the building.

The mouldings are stylistically 19<sup>th</sup> century in date and where columns are present, they are contemporary with or post date the back bar counter.

A chimneybreast to a former fireplace is present towards the southern end of the bar area. Mouldings surround this suggesting it predates the installation of the mouldings. It is noted that the moulded column south of the chimneybreast differs from those to the north which suggests it may be a more recent insertion.

The cornice spans both phases 1 and 2 of the building and must therefore date from phase 2 or later and thus postdate 1872.

### 10.3 Iron Columns



#### Plate 9: Detail of iron column

Two iron columns are present supporting the ceiling / first floor. These have plain mouldings at their heads. The head of the southernmost column appears to be located on top of the tongue and groove ceiling, suggesting the column was inserted after the ceiling was installed.

## 10.4 Frosted / Etched Glass



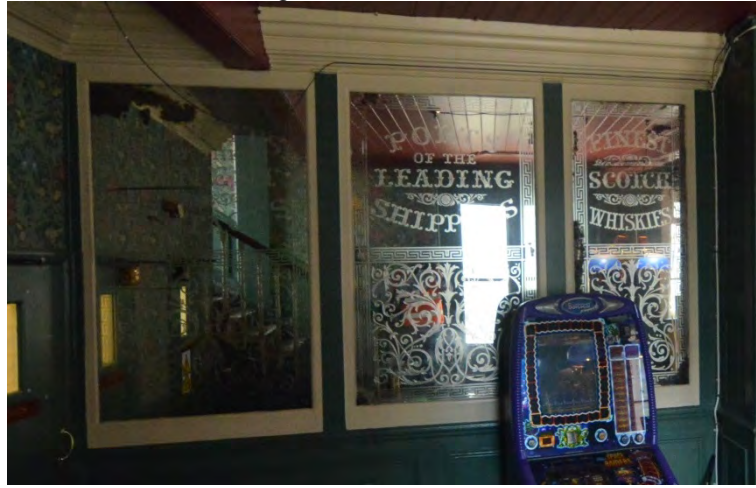
**Plate 10: Etched glass mirror, southern end of east wall advertising Martell's & Hennessy's Brandies**

Both Martell and Hennessy were established in the 18<sup>th</sup> century and therefore predate The Griffin. The mirrors are considered to date from a period following the First World War when Hennessy and Martell merged for a brief period.



**Plate 11: Etched glass mirror, towards southern end of bar area, advertising 'The Griffin Tavern'**





**Plate 12: Etched mirrors to the northern end of the eastern wall, advertising 'Clarets of the Finest Vintages', 'Ports of the Leading Shippers' and 'Finest Scotch Whiskies'** No brand names are mentioned, therefore these mirrors cannot be dated, other than stylistically to the same period as those to the south.



**Plate 13: Windows, western elevation, etched with Meux's logo** Meux's Brewery Company Ltd was established in 1878 from the former company, Meux & Co. In 1956, Meux's merged with Friary, Holroyd and Healy to form Friary Meux.

The frosted windows with the Meux's logo must therefore date from the period between 1878 and 1956. As The Griffin was built in 1889, these may be original windows, although are equally likely to be later additions.

### 10.5 Windows and Doors



Plate 14: Windows, south of west wall



Plate 15: Double door, west wall



**Plate 16: Windows and doors, southern end of western wall**

The windows and doors at the southern end of the building are stylistically similar, with rounded upper corners. They are considered likely to be contemporary in date.



**Plate 17: Windows, northern part of western elevation**

The windows to the north of the building are clearly different, with square heads and horizontal glazing bars. These are considered to be more recent than those to the south. They may be original to this phase of the building. The etching on the glass gives no indication as to date.

### 10.6 Panelling



Plate 18: Panelling on east wall, towards northern end of bar



Plate 19: Panelling of questionable date, west wall



**Plate 20: Panelling of possible recent date, east wall**

Panelling found beneath the cornice and frieze is considered to be contemporary with or earlier than the mouldings as these are affixed to the panelling. As the mouldings span parts of the building constructed in phases 1 and 2, they, and consequently the panelling, must date to phase 2 or later, therefore must postdate 1872.

The panelling beneath the etched mirrors to the northeast is considered to be of a similar date to these mirrors.

That to the west is, however, known to be modern in construction in one area at least, where recent works have shown it to be formed of modern plywood, boxing in services from the upper floors. It is unknown, therefore, how much, if any, of the panelling to the west is historic as modern decorative finishes obscure any historic detail.



**Plate 21: Modern plywood revealed during recent works**

### 10.7 Dumb Waiter



**Plate 22: Panelled enclosure for the dumb waiter**

The dumb waiter and its panelled enclosure is considered to be contemporary with the second phase of the building and the installation of mouldings and panelling to the southeast, c. post 1872.

### 10.8 Back Bar



**Plate 23: Back bar north**



**Plate 24: Back bar south**



**Plate 25: Back bar southern extension**

The back bar is considered to be contemporary with or predating the southeast mouldings. The columns from the mouldings rest on the counter top to the north of the chimneybreast.

The southern extension to the back bar, located over the chimneybreast and containing a sink to the south, is considered to be a more recent addition as it does not match the older part of the back bar stylistically and is constructed of more recent, thinner, materials.

Behind the back bar shelves, tongue and groove panelling is present. Through a gap in this, wallpaper can be seen. This reinforces the suggestion that the back bar and mouldings are not original. This is detailed below.

## 10.9 Bar Counter



**Plate 26: Southern end of bar counter**



**Plate 27: General view, bar counter**



**Plate 28: Detail of moulding, bar counter**

The majority, if not all, of the bar was replaced following a 2003 planning application. It is therefore not a historic feature.



## 10.10 Fireplaces



**Plate 29: Fireplace, eastern wall**

The fireplace to the north of the bar counter, against the eastern wall, comprises a mid-late 19<sup>th</sup> century cast iron insert with early-mid 20<sup>th</sup> century brick surround.



**Plate 30: Fireplace revealed during strip of back bar area**

The fireplace depicted above was revealed during stripping of the back bar area towards the southern end of the servery. This form of fireplace is common to the late 19<sup>th</sup> – early 20<sup>th</sup> centuries.

## 10.11 Summary of Dating Evidence

The features of the ground floor can be dated as follows:

### Early (Original / Phase 2):

- Post 1872: Cornice, frieze, other mouldings, panelling to east beneath mouldings, dumb waiter
- Back bar counter – similar in date or earlier than cornice, frieze and other mouldings, although not original
- Windows in southern part of building

### Later (Post Phase 2):

- Tongue and groove ceiling
- Iron columns – post tongue and groove ceiling
- Etched mirrors and panelling surrounding them – post WW1
- Windows in northern part of building
- Northern fireplace and surround (fireplace – mid-late 19<sup>th</sup>C, surround, c. early 20<sup>th</sup>C), southern fireplace (late 19<sup>th</sup> – early 20<sup>th</sup> C)

### Modern:

- Panelling to west
- Back bar southern extension
- Bar counter

### Undated:

- Etched “Meux’s” windows – Any time between 1889 (construction of The Griffin, therefore original) and 1956 (Meux becomes Friary Meux, therefore later).

## **11. The Special Character of the Building**

The principal historic interest in the Griffin is as follows:

1. The Tiled Exterior and signage typical of a late Victorian Public House
2. The highly decorative ground floor with Victorian fixtures and fittings

## 12. The Condition of the Building

### 12.1 English Heritage Condition Analysis

In 1998 English Heritage launched a new strategy for dealing with Listed Buildings which were at Risk in “Buildings at Risk – A new Strategy”. This document sets out how the degree of risk that a building is subject to can be analysed. In every case a “vacant” building is the high risk category for each condition stage. This document defines the following categories of condition. The following table considers the current situation.

#### Very Bad means a building where there has been:

Criterion	Current Situation
structural failure or instability (where applicable)	Yes
a loss of significant areas of roof covering -	Some
leading to major deterioration of the interior	Yes
or where there has been a major fire or	No
other disaster affecting most of the building.	No

#### Poor means a building or structure with

deteriorating masonry	Yes
and/or leaking roof	Yes
and/or defective rainwater goods,	Yes
accompanied by rot outbreaks within the building	Yes
General deterioration of most elements of the building fabric	Yes
including external joinery	Yes

#### Fair means

Structurally Sound	No
Minor Repairs required	Yes
Shows signs of a lack of general maintenance	Yes

#### Good means

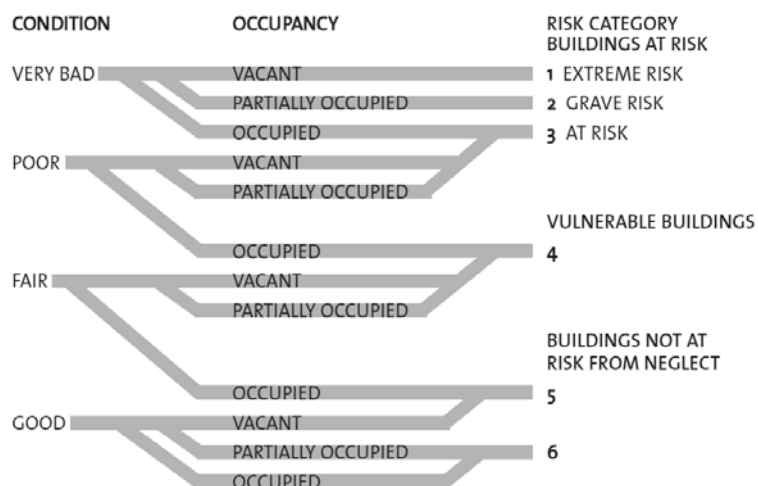
Structurally Sound	No
Weathertight	No
No Significant Repairs Needed	No

Therefore the condition of the building is at best poor decaying into very bad and has clearly gone beyond the fair stage.

### 12.2 English Heritage Risk Scale

The following chart shows how the different risk categories are defined.

#### English Heritage Risk Scale



Due to the structural instability of the building the building is vacant.

In English Heritage terms, it is at best “At Risk” and certainly is becoming “At Grave Risk” or “At Extreme Risk”.

Some emergency repairs have been carried out.

### 12.3 The English Heritage at Risk Register

The above analysis is recognised by the fact that The Griffin is on the English Heritage “At Risk” register. The entry is as follows:

The Griffin, Leonard Street EC2 - Hackney

Public house circa 1889. The building is suffering from a lack of maintenance. Listed Building Consent was granted for conversion of the upper floors in 2012. Works have not yet commenced.



© English Heritage

<b>Heritage Category:</b>	<b>Listed Building grade II</b>
Name:	The Griffin, Leonard Street
Street:	Leonard Street
District/London Borough:	Hackney
County:	Greater London
Parliamentary Constituency:	Hackney South and Shoreditch
Region:	London
Postcode:	EC2
Designation:	Listed Building grade II, CA
List Entry Number:	1389397
Condition:	Poor
Occupancy/Use:	Occupied/in use
Priority Category:	D - Slow decay; solution agreed but not yet implemented
Previous Priority Category:	D - Slow decay; solution agreed but not yet implemented
New Entry:	No
Owner Type:	Private
Contact:	Peter Ashby (LPA) 020 8356 6408

## 13. Proposed Alterations

### 13.1 Alterations to north end of bar counter

#### 13.1.1 The Proposal

The northern, curved, end of the bar counter is to be removed and replaced with an open kitchen / food preparation area in the same shape as the original bar, further to the north.



**Plate 31: North end of bar to be removed**

#### 13.1.2 Impact of the Proposal

The original form of the bar counter will be lost although its shape will be retained in the form of the new kitchen / food preparation area. The plan form of the ground floor will be altered with the loss of floor space to the north of the bar.

## 13.2 Alterations to store at north end of bar counter

### 13.2.1 The Proposal

An original partition wall formerly concealing a staircase to the first floor, now converted (with consent) into a store is to be opened to allow for the installation of food preparation equipment. The current door to the store, located in its northern wall, is to be blocked. The staircase to the south, leading down into the cellar, is to be retained, as is the moulded frieze and cornice.



**Plate 32: The left hand half of this partition wall is to be removed**



**Plate 33: This door opening is to be blocked**

### 13.2.2 Impact of the Proposal

The historic plan form of the ground floor will be altered and part of an early feature will be lost.

## 13.3 Installation of Food Preparation / Cooking Area and Appliances

### 13.3.1 The Proposal

Install sink unit, under-counter dishwasher, refrigerated counter and worktop, under-counter refrigerator, extractor canopy, double pan fryer with glass screen, chargrill, refrigerated counter and griddle stand, combination oven and vent hood to new open kitchen area.

### 13.3.2 Impact of the Proposal

Alteration of historic plan form and use of this area of the ground floor.



## 13.4 Installation of Lighting

### 13.4.1 The Proposal

New light fittings are to be installed throughout the ground floor. A new bulkhead is to be installed above the bar for lighting purposes, to match the profile of the existing cornice detail.

### 13.4.2 Impact of the Proposal

Works to the ceiling may incur damage / alteration to early timber panelling



**Plate 34: Timber panelled ceiling**

### 13.5 Alteration of Back Bar Area

#### 13.5.1 The Proposal

The existing modern bar fittings are to be removed. A new mahogany lacquered bar top is to be added with display fridges and shelving below.



Plate 35: Detail of back bar fittings to be removed



Plate 36: Detail of back bar fittings to be removed



**Plate 37: Detail of back bar shelving to be removed**

### 13.5.2 Impact of the Proposal

Whilst the overall form of the back bar is to be retained, the shelves are to be replaced with glass-fronted refrigerators, affecting the historic visual appearance of the back bar.

### 13.6 Replacement of Flooring

#### 13.6.1 The Proposal

Replace existing flooring with 'smoked oak' flooring.



Plate 38: Flooring to be replaced



Plate 39: Flooring to be replaced



**Plate 40: Flooring to be replaced**

### 13.6.2 Impact of the Proposal

Loss of historic floorboards, unless new flooring is to be laid on top of existing boards.

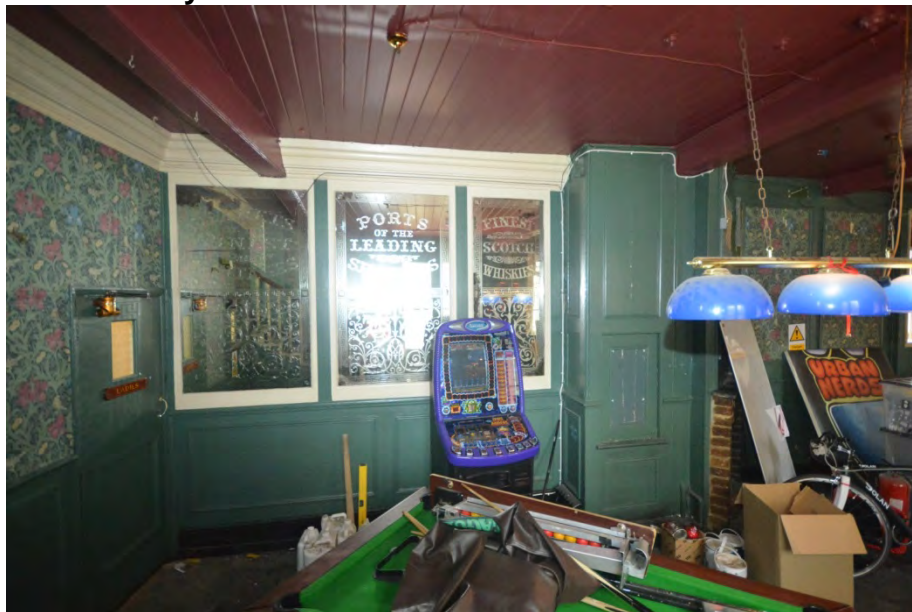
## 13.7 Installation of ventilation duct

### 13.7.1 The Proposal

Install ventilation duct from proposed open kitchen area to duct in ladies' lavatory, including false ceiling in lavatory.



**Plate 41: Ladies' lavatory**



**Plate 42: Ducting to span ceiling in this location**

### 13.7.2 Impact of the Proposal

Ducting is to run north from the kitchen area to the lavatory where a vertical duct runs to the roof of the building. In the bar area, the ducting will obscure views of the historic panelling and cornice from view. In the lavatory area, no historic elements will be obscured. Fixings are to be made to historic fabric.

## 13.8 Installation of Services to New Kitchen / Food Preparation Area

### 13.8.1 The Proposal

Provision of water, drainage and electricity to kitchen area.

### 13.8.2 Impact of the Proposal

Dependent on routing of cables / pipes, historic fabric may be affected.

## 13.9 New Suspended Ceiling to Gents' Lavatory

### 13.9.1 The Proposal

Install new plasterboard suspended ceiling to gents' lavatory.



**Plate 43: View into gents' lavatory**

### 13.9.2 Impact of the Proposal

Although the current ceiling is to be obscured, the impact on historic fabric is considered minimal.

## 13.10 Works to Basement Stairs

### 13.10.1 The Proposal

The condition of the stair wall is to be investigated and made good before decorating.



**Plate 44: The wall to the right of the photograph is to be investigated**

### 13.10.2 Impact of the Proposal

The proposal serves to maintain the integrity of an original structural wall.



## 13.11 Replacement of Doors

### 13.11.1 The Proposal

To replace the doors from the bar area to the ladies' and gents' lavatories and the staircase to the basement.



**Plate 45: Doors to be replaced**

### 13.11.2 Impact of the Proposal

The doors to the lavatories are modern and not in keeping with the décor of the bar area. The replacements will be more fitting.

The door to the staircase is an older four-panelled example. The replacement door will be similarly styled.

## 13.12 General Refurbishment and Repainting

### 13.12.1 The Proposal

The bar counter top is to be refurbished and the walls, panelling, doors and windows are to be refurbished and painted. Columns, mirrors and glass shelving to the rear of the bar are to be retained and made good where necessary. The existing ceiling is to be retained, made good and redecorated where necessary. All existing internal decorative mouldings and cornices are to be retained, made good and redecorated where necessary.



Plate 46: Walls and panelling, windows and mirrors to be refurbished



Plate 47: Bar counter to be refurbished



**Plate 48: Mouldings to be refurbished and repainted**



**Plate 49: Panelling and walls to be refurbished**

### 13.12.2 Impact of the Proposal

The proposed works serve to enhance and preserve important historic visual elements of the interior of the building.

Some panelling, particularly that to the west, has recently been proven to be constructed of modern plywood, boxing in services from the upper floors. This is highlighted below, and owing to its recent nature, refurbishing these sections would not affect any historic fabric.

## 14. Discussion: The Optimum Viable Use of the Building

Paragraph 134 of the NPPF states:

*134. 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 securing its optimum viable use.*

It noted that the Public House is in decline - 31 Public Houses close every week. (<http://www.camra.org.uk/protecting-and-saving-pubs>).

It should also be noted that the form of the Public House has evolved, in particular there are now very few public houses which do not sell food.

Clearly if viable the original use of the building as Public House is to be preferred.

However the condition of the building is such that a considerable investment is needed to bring it up to a "good" condition. Indeed for the conservation of the building to be viable then it is necessary for the public house to offer food in addition to beverages.

## 15. Appendix: Additional Information from 2015 Works

The information below results from findings made following exploratory works carried out to the ground floor in 2015. This section supplements the previous building recording report.

### 15.1 Back Bar Area



**Plate 50: Fireplace revealed during strip of back bar area**

The fireplace depicted above was revealed during stripping of the back bar area towards the southern end of the servery. It was covered by a sheet of timber at the rear of a recess in which refrigerators were fitted when the public house was operational.

The presence of this fireplace indicates the bar did not run as far to the south as it currently does, as the fire is more likely to have been located in a public area and used to warm the customers rather than the staff.

A section of original panelling and skirting is visible to the right of the fireplace, which itself features a cast iron tiled insert with plain tiles. The fire basket is missing. This form of fireplace is common to the late 19<sup>th</sup> – early 20<sup>th</sup> centuries.

Bare brick to the left and bottles and general refuse bonded in mortar to the right indicates the location of a former fire surround and mantle shelf, considered to have been removed when the fireplace was boarded over. The presence of general refuse forming the wall to the right may indicate the opening was once larger and has been reduced in size using whatever materials were to hand in order to accommodate the insert now present.



**Plate 51: Detail of bottles and refuse forming right hand wall of fireplace**



**Plate 52: Former refrigerator recess showing board blocking fireplace**



**Plate 53: Early wallpaper revealed on eastern wall**

To the north of the fireplace, a gap in tongue and groove panelling at the rear of the under-counter shelving has revealed historic wallpaper with a floral motif of an uncertain date. It is clear, in this area at least, the tongue and groove panelling cannot be original.



**Plate 54: Detail of wallpaper pattern**



**Plate 55: Location of fireplace (arrowed red) and wallpaper (arrowed blue)**  
The above photograph clearly shows the chimneybreast leading up from the fireplace.

## 15.2 Western Wall

To the west of the building opposite the northern end of the bar counter, a section of wall has been revealed to be of modern plywood construction, boxing in a soil pipe which runs from the upper floors.



**Plate 56: Location of plywood boxing (arrowed)**

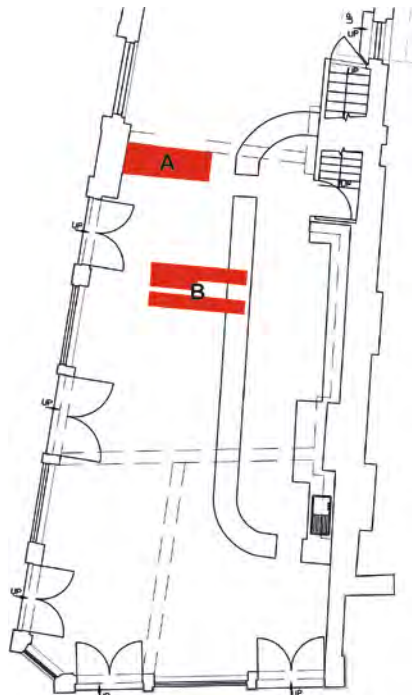




**Plate 57: Plywood boxing in of soil pipe**

### 15.3 Ceiling

Exploratory works to the ceiling of the building have exposed timbers supporting the first floor. These are all machine-sawn and are in varying states of integrity.



**Figure 5: Location of investigative works in ceiling (not to scale)**



**Plate 58: Exposed ceiling / first floor timbers, area A**



**Plate 59: Exposed ceiling / first floor timbers, area A**



**Plate 60: Exposed ceiling / first floor timbers, area B**



**Plate 61: Exposed ceiling / first floor timbers, area B**

## **16. National Planning Policy**

## 16.1 The National Planning Policy Framework

The National Planning Policy for the Historic Environment is given in:

National Planning Policy Framework Section 12 - *Conserving and enhancing the historic environment* pages 30-31 paragraphs 126-141 which state:

### 12. *Conserving and enhancing the historic environment*

126. *Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment,<sup>29</sup> including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

127. *When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.*

128. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

129. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

130. *Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.*

<sup>29</sup> The principles and policies set out in this section apply to the heritage-related consent regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-taking. *Achieving sustainable development* | 31

131. *In determining planning applications, local planning 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;*

- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

134. 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 securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the

*element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

*139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

*140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

*141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.<sup>30</sup> However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

## **16.2 Relevant Sections of Glossary**

**Archaeological interest:** *There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.*

**Conservation (for heritage policy):** *The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

**Designated heritage asset:** *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.*

**Heritage asset:** *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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

**Historic environment:** *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

**Historic environment record:** *Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.*

**Setting of a heritage asset:** *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.*

**Significance (for heritage policy):** *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological,*

*architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

### **16.3 Interpretation of National Planning Policy**

Paragraph 132 states that:

*Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 133 states that:

*133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

Paragraph 134 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 securing its optimum viable use.*

There are thus six thresholds of harm:

1. Total Loss
2. Substantial Harm
3. Less than substantial Harm
4. Harm
5. Non Harmful but requiring listed building consent
6. Non Harmful ie things which do not need listed building consent.

Substantial Harm has to be

1. Things which mean that the heritage asset would no longer merit the designation ie replacing all the historic fabric
2. Things that make the asset unrecognisable.

Substantial Harm can be:

1. The cumulative effect of many minor harmful actions.

Substantial Harm is not:

1. Things that English Heritage suggest can be done to buildings in their policy documents, for example extending a building or sub-dividing a building
2. Something that most authorities allow.

The Harm has to be weighed against:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;* paragraph 126

The following is justification for substantial harm (Paragraph 133):

- *the nature of the heritage asset prevents all reasonable uses of the site; and*

- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

#### **16.4 Public Benefit**

The National Planning Policy Frameworks suggest that there must be “public benefit” to justify less than substantial harm to a heritage asset and that this can include *securing its optimum viable use*.

In addition the PPS 5 Practice Guide paragraph 37 lists other public (Heritage) benefits as follows:

1. *The social value of heritage assets to the community.*
2. *The potential for heritage-led regeneration.*
3. *The wider public benefits of the conservation of historic landscapes, parks and gardens. For example, in providing opportunities for recreation, the preservation of natural habitats and improved environmental quality.*
4. *The potential for heritage assets to improve quality of life and sense of place.*
5. *Creating opportunities for the optimum viable re-use of heritage assets at risk.*
6. *The role of traditional building materials and patterns of land use in local distinctiveness.*
7. *How heritage assets contribute to the attractiveness of streets and public spaces and how this contribution might be enhanced by, for example, reducing street clutter.*
8. *How to increase accessibility to and participation in the historic environment.*
9. *The economic potential of heritage assets.*
10. *The possible impacts of heritage tourism on the historic environment and wider community.*
11. *Opportunities to increase housing supply or meet other priorities by re-using and adapting heritage assets.*
12. *Ways that new development might complement and enhance existing settlements and heritage assets.*

Further relevant paragraphs of the Practice Guide state:

*77. Finding the optimum viable use for an asset may require the local planning authority to apply other development control policies flexibly and imaginatively to achieve long-term conservation. For example to realise the benefits of bringing an abandoned listed building on the Heritage at Risk register back into viable use it may be necessary to make an exception to a policy that restricts residential use on employment land.*

*78. Local authorities are advised to take into account the likely longevity of any public benefits claimed for a proposed scheme. Speculative, ill-conceived or short-term projects will not compare so favourably when considering an irreversible harm to the significance of a heritage asset.*

*79. There are a number of potential heritage benefits that could weigh in favour of a proposed scheme:*



1. *It sustains or enhances the significance of a heritage asset and the contribution of its setting.*
2. *It reduces or removes risks to a heritage asset.*
3. *It secures the optimum viable use of a heritage asset in support of its long term conservation.*
4. *It makes a positive contribution to economic vitality and sustainable communities.*
5. *It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.*
6. *It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.*

87. *Where a proposal causes minor harm there will still be a loss of value to society caused by that harm. This is a loss of public benefit that needs to be weighed against any other public benefits the proposal will bring, including, possibly, the conservation benefit of the proposal being part of realising the optimal viable use of the asset. Flexibility and imagination in the design process is crucial to minimising conflict. Some works may seem individually to be of little importance but can cumulatively be destructive of a heritage asset's significance.*

90. *Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, provided that the harm is minimised.*

93. *Keeping land in active use is a public benefit. It will be very rare that a decision has to be made between keeping a designated heritage asset and returning the site to active use but in such cases a balance still has to be struck between the loss to society of the significance of the designated asset and the benefits of returning the site to use. Loss of the highest graded assets will only be on wholly exceptional grounds.*

94. *Given the irreversibility of any such decision, the demolition or destruction of a designated heritage asset on these grounds is very much a last resort after every option to secure a viable future for the asset has been exhausted. The fact that particular applicants or their advisers cannot conceive of a viable use for the asset does not mean that there is no such*

196. *A research investigation involving intrusive works to an asset requiring permission or consent may be proposed as a stand-alone project and not merely as an exercise in investigating an asset that will be lost or altered for other reasons. It may be justified if there will be a public benefit gained if the investigation results in an increased understanding of our past and this will be maximised if it is well planned, executed and the results properly publicised and disseminated.*

In addition the English Heritage website states:

<http://www.english-heritage.org.uk/professional/advice/hpg/decisionmaking/NPPF/>  
(10/10/2012)

*Public benefits in this sense will most likely be the fulfilment of one or more of the objectives of sustainable development as set out in the NPPF, provided the benefits will endure for the wider community and not just for private individuals or corporations. It is very important to consider if conflict between the provision of such public benefits and heritage conservation is necessary.*

*The NPPF seeks economic, social and environmental (including historic environmental) gains jointly and simultaneously. The planning system should actively guide development to sustainable solutions. Pursuing sustainable development involves seeking positive improvement in the quality of the built*

*environment. Substantial harm or loss should be refused unless it is demonstrated that it is necessary to deliver substantial public benefits that outweigh that harm (paragraphs 8, 9 and 133). The public benefits may be achieved with less or no harm by alternative design or location.*

*Sometimes harm is necessary to enable change of use of the asset to its optimum viable use. The optimum viable use is either the sole viable use of the asset or, if there is more than one viable use, the use most consistent with its ongoing conservation. Enabling such a change of use can be a public benefit that outweighs the harm done.*