



Heritage Impact Assessment

The Roebuck,
Tilehurst, Reading

February 2025 | Project Ref 10696A



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App. 1 Scale of Harm table (HCUK, 2019)

1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by HCUK Group on behalf of Roetel Ltd. It relates to an application for the conversion of The Roebuck, Tilehurst into a series of residential units. Reading Borough Council (RBC hereafter) are the determining authority.



Figure 1: The Roebuck, grade II

- 1.2** The Roebuck is a grade II listed building (UID: 1321914) first designated in December 1978. It comprises a 17th century former public house with a later large hotel extension from the end of the 19th century. While the designated name refers only to the west wing (i.e. the 17th century portion of the building which is primarily the focus of the descriptive text), given the way in which the 17th century portion and 19th century extension are integrally linked, it is clear that legally the entire building would be covered by the designation. In this sense, the building is one of two halves.

- 1.3** The building is not located in or adjacent to any conservation area or near to any other designated heritage assets.
- 1.4** In accordance with the requirements of Paragraph 207 of the National Planning Policy Framework (NPPF, December 2024) this statement describes the significance of the identified heritage assets.

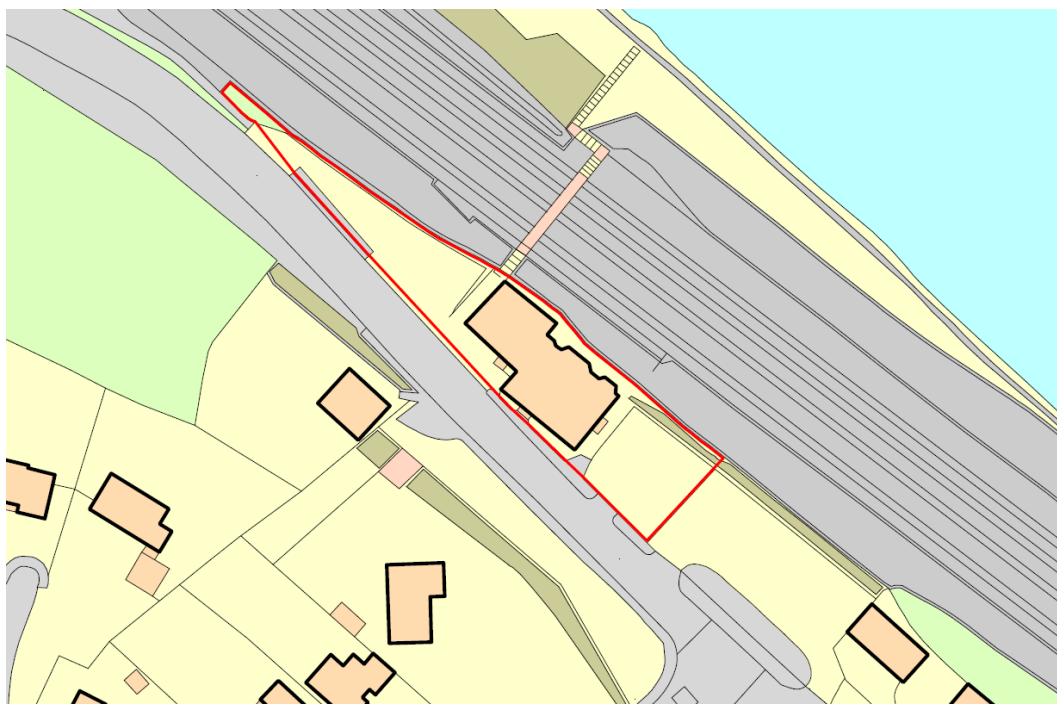


Figure 2: Site location plan

The Proposals and Relevant Background

- 1.5** While it's authorised use remains a hotel, the Roebuck has been in use as an HMO since at least 2012. Proposals seek to convert the building into a series of eight residential units. Full details of the proposed conversion are shown on the application's drawn submission
- 1.6** The proposals have been based on a thorough understanding of the significance of the identified heritage assets and seek to provide high quality residential accommodation on the site while being sensitive to the building's heritage values.

Purpose of this Assessment

- 1.7** The purpose of this Heritage Impact Assessment is to assist with the determination of the application by informing the decision takers on the effects of the proposed development on the historic built environment. Value judgements on the significance of the identified heritage assets are presented and the effects of the proposals upon that significance are appraised. Particular regard is given to the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the NPPF (December 2024) and local planning policy. The site and heritage assets affected have been observed and assessed following a site visit made by the author in December 2024.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.4** The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at **Appendix 1**.

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

2.5 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 and 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.6 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.7 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.8 Planning policy for RBC is contained within the Reading Borough Local Plan (adopted November 2019) which sets out the planning policies to manage development in Reading up to 2036. Relevant policies from this document are discussed below.

2.9 **EN1 Protection and Enhancement of the Historic Environment:** This policy notes that where possible historic features, areas of importance and other elements of the historic environment and their settings will be protected and where possible enhanced. It goes on to state that all proposals “*will be expected to protect and*

⁶ The balancing exercise was the subject of discussion in *City and Country Bramshill v CCSLG and others* [2021] EWCA, Civ 320.

where possible enhance the significance of heritage assets their settings” and that proposals should seek to avoid harm in the first instance. Where harm is caused, this will require “clear and convincing justification, usually in the form of public benefits”. The policy also states that “applications which affect listed buildings will not have an adverse effect on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings”.

3. Background and Development

- 3.1** As identified, The Roebuck, is a building with 17th century origins. While now featuring a clay tile roof and brick elevations, it is clear that historically the building featured rendered walls (covering its original timber framed construction) and a thatched roof.
- 3.2** The earliest records pertaining to the building as a public house appear to relate to a 1743 mortgage for John Heath, a victualler in Tilehurst who inherited the property from his father. The building later passed to the Burd family who sold it along with a ferry over the River Thames and associated fishing rights. The 1830 Pigots Directory indicates that the public house was run by a George Holgate.
- 3.3** The first map to show the building in any detail is the 1843 Tilehurst Tithe Map (**Figure 3**). This map shows the public house as an 'L' shaped structure located between Oxford Road and the River Thames with a number of outbuildings located nearby.



Figure 3: 1843 Tilehurst Tithe Map © The Genealogist

- 3.4** The associated Tithe Apportionment shows that the building (Plot 499a) was functioning as the Roebuck Public House and gardens and that it was in the ownership of Charles Bickham and Thomas Rickford and occupied by an Elizabeth

Holgate. A review of the 1841 Census shows that Elizabeth lived at the Roebuck with her father George (listed as a Publican). Alongside the Holgate's, another family also lived at the Roebuck, Thomas Lucas (railway worker) alongside his wife and their two sons.

3.5

The 1882 Ordnance Survey (OS hereafter) Map (**Figure 4**) indicates some changes to the site since 1843. These include the omission of former outbuildings seen and the public house itself shown as a broadly rectangular building indicating the addition of some small extensions may have been introduced. This map also shows work undertaken to the north of the building for the new railway line which essentially divorces the public house from the River Thames.

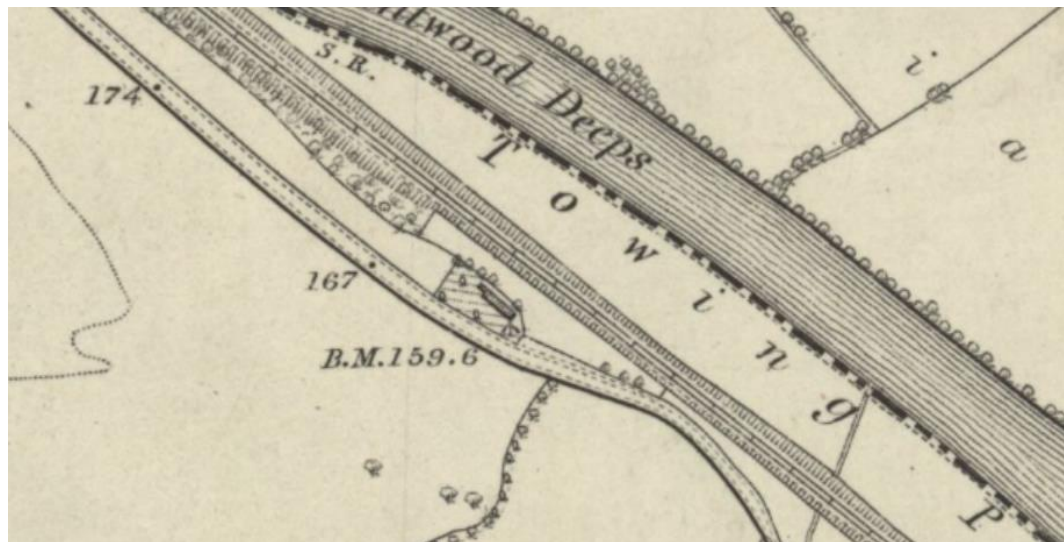


Figure 4: 1882 OS Map (surveyed 1877-1878). Reproduced with permission of the National Library of Scotland

3.6

According to directories and Census entries, the Holgates (then under the family name Foreman following Elizabeth's marriage to John Foreman) remained at the Roebuck until the 1870s.

3.7

By 1881 the Census shows that the pub was being run by William Green (Publican) who lived at the property with his family and a number of staff. Around this time the public house was considerably extended to the south east with a new hotel extension to provide accommodation for boaters and anglers arriving in the area at the newly constructed Tilehurst train station.

3.8

A series of historic photographs of the hotel were taken shortly after the construction of the extension. Two views, taken from Oxford Road, show the rendered and thatched 17th century portion of the building with the later large red brick extension (**Figure 5 and 6**). A similar view from the river to the rear (north) shows the back of the building at this time (**Figure 7**). The large hotel can be seen with a balcony looking over the river with the smaller 17th century portion seen, now with a tile roof, and covered with ivy.



Figure 5: c.1882 photograph of The Roebuck from Oxford Road © Historic England, Ref: HT03078 (<https://historicengland.org.uk/images-books/photos/item/HT03078>)

3.9

A slightly later photograph (**Figure 8**) from the rear shows a similar arrangement but a series of dormer windows can be seen to have been added to the roof of the retained 17th century portion of the building.



Figure 6: c.1882 photograph of The Roebuck from Oxford Road © Historic England, Ref: HT03077 (<https://historicengland.org.uk/images-books/photos/item/HT03078>)



Figure 7: c.1882 photograph of The Roebuck from the River Thames © Historic England, Ref: HT03079 (<https://historicengland.org.uk/images-books/photos/item/HT03079>)



Figure 8: c.1880s or 1890s photograph of The Roebuck from the River Thames © Historic England, Ref: BB026143 (<https://historicengland.org.uk/images-books/photos/item/BB026143>)

- 3.10** The next census entry for the building in 1901 (no 1891 records found) list the former public house as the Roebuck Hotel, indicating the change following the large extension, and lists Harold Selton Smith as Hotel Proprietor. By 1911, Charles Ratcliffe is listed as Hotel Keeper
- 3.11** The 1912 OS Map (**Figure 9**) is the first map to show the extended hotel. The retained 17th century portion of the building can be clearly seen to the west with the large late 19th century hotel extension to the east. An additional detached building to the north of the hotel can be seen alongside the completed railway line. The 1934 OS Map (not replicated here) shows a similar arrangement

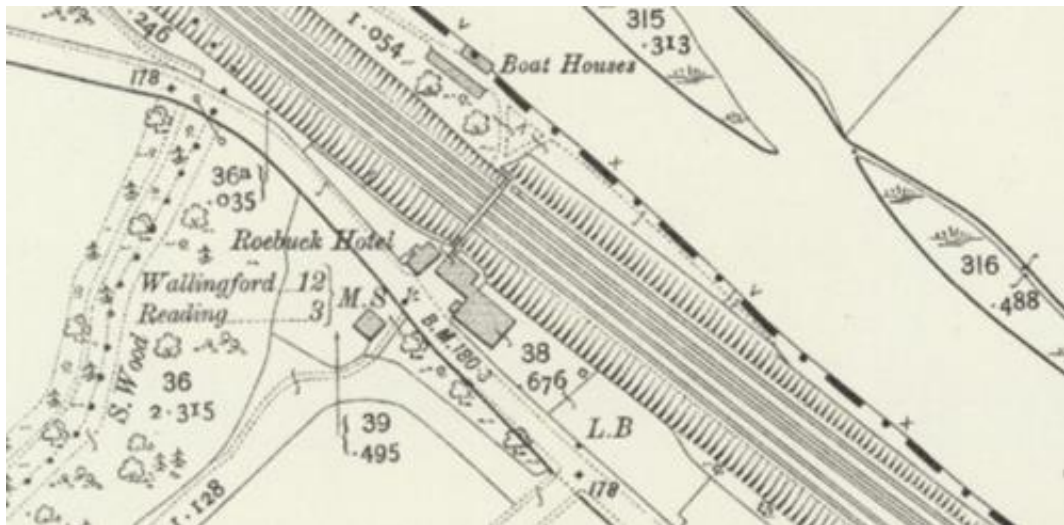


Figure 9: 1912 OS Map (revised 1910). Reproduced with permission of the National Library of Scotland

3.12

While the footprint of the building has remained broadly consistent since early 20th century, it's clear that there have been numerous changes to the building's fabric and use over that time. Key changes are summarised as below:

- The loss of the rendered exterior and thatched roof from the building's 17th century portion, likely undertaken in the early 20th century;
- Introduction of new parking areas on the former gardens of the public house;
- Introduction of new residential accommodation on the former car park to the east of the listed building in c.2017 (LPA ref: PL/11/1009, resubmitted as PL/13/0180); and
- Alterations to the listed building (LPA ref: PL/06/0990 and PL/06/0991) in c.2006 comprising replacement of fire escapes, resurfacing of a car park and construction of a new porch.

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF. In accordance with paragraph 207 of the NPPF, the descriptions are proportionate to the asset's significance and are sufficient to understand the nature of any impact the proposals may have upon that significance.
- 4.2** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected is therefore fundamental to understanding the scope for and acceptability of change.

The Roebuck (grade II)

- 4.3** Officially the building is designated as 'West Wing of the Roebuck Public House' (UID: 1321914, first designated in December 1978). Its list description is one of the older types for identification purposes only and reads:

West wing of Roebuck Public House SU 67 NE 14/544 II 2. Probably C17. 2½ storeys grey and red brick of Flemish bond. C19 tiled roof with crested ridge. Retains catslide roof to west. 1 range of modernized windows. 2½ storeys to north with gabled dormers. 2 gabled dormers at different levels to west. Interior much altered. To east this building is attached to the later C19 brick and tiled building which is also part of the Roebuck.

- 4.4** While the designated name refers only to the west wing (i.e. the 17th century portion of the building which is primarily the focus of the descriptive text), given

the way in which the 17th century portion and 19th century extension are integrally linked, it is clear that legally the entire building would be covered by the designation. In this sense, the building is one of two halves.

4.5

The 17th century core of the building, while notably altered over time, is a structure of clear architectural, historic and archaeological interest pertaining to its:

- Surviving historic fabric, including the building's timber frame which is evident internally, surviving 17th century winder staircase (present between the first and second floor levels) and chimney stacks;
- Its historic plan form where this survives and is appreciable (particularly at the first and second floor level) though this has been impacted to a degree through later public house changes and the interconnection with the later 19th century hotel extension;
- The building's vernacular form and appearance, in particular the prominent catslide roof, chimneys and casement windows. However, the building's vernacular character has been eroded through the loss of its original external finishes, namely a thatched roof and rendered elevations, as seen on 19th century photographs; and
- The building's longstanding function as a public house and the way in which this retains a degree of illustrative historic interest (pertaining to social, economic and commercial practices of the periods) and communal value (though this has been affected by the use of the building as an HMO since at least 2012).



Figures 10 and 11: External portions of the 17th century core of the building



Figures 12 and 13: Ground floor spaces of the public house within the 17th century portion



Figures 14 and 15: 20th century chimney piece applied to the 17th century stack (ground floor) and 17th century winder stair between the first and second floor



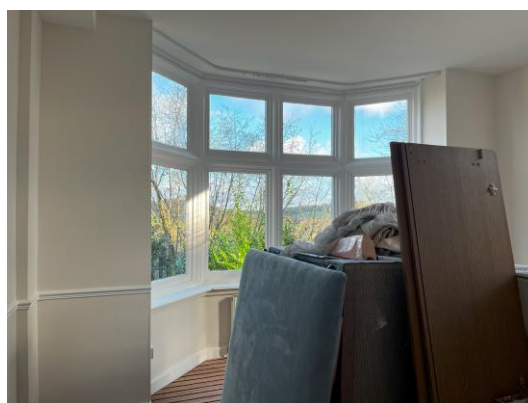
Figures 16 and 17: Exposed timber framing present within the main first floor room

4.6

While the later 19th century hotel extension is not a structure found to be of inherent special interest in its own right, this part of the building is of some heritage value due to a combination of architectural and historic merit. This primarily relates to the building's illustrative value as a historic extension to the earlier building demonstrating the way in which owners of the structure capitalised on the introduction of the railway as a means to bring tourists into this part of the River Thames. The extension also possesses a degree of architectural interest pertaining to its well mannered red brick elevations which include decorative tile hanging, dormer windows, prominent chimneys, applied timber framing, moulded brickwork and a large veranda to the rear designed to take advantage of the views over the river. The building also possesses a degree of interest as it featured in the 1889 novel 'Three Men In A Boat' by Jerome K Jerome.

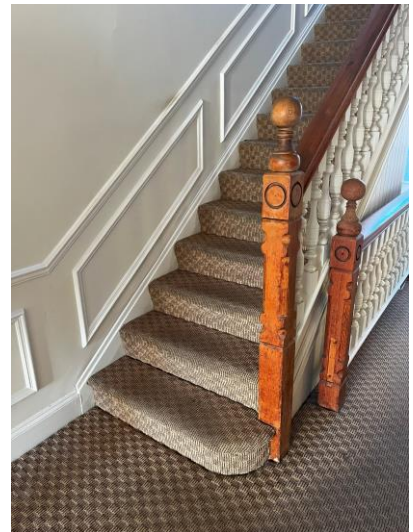


Figures 18 and 19: Front and rear elevations of the 19th century hotel extension



Figures 20 and 21: Side (east) elevation of the hotel extension and example ground floor room within this portion of the building

4.7 Internally, the building has seen considerable change to plan form and detailing with the majority of the rooms (particularly to the first and second floors) now retaining a modern hotel aesthetic. However, some joinery features, the main staircase and a handful of fire surrounds (some of which are now divorced from their original rooms) do survive.



Figures 22 and 23: Example second floor bedroom (left) and the main staircase (right)



Figures 24 and 25: Example fire surrounds present within the building

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter. This chapter should be read in conjunction with the preceding chapter, and drawn submission of the application.

Impact Assessment

Change of Use

5.2 As identified, the proposed development entails the subdivision of the existing building into a series of eight flats. This change of use will result in the loss of the building's historic use as a public house and hotel (albeit the building has been used as a HMO for a considerable period of time) and it is acknowledged that the cessation of the longstanding historic function of the building will result in some harm to its significance, primarily its historic interest and communal value. However, it is relevant to note that a residential use is one that is consistent with the conservation of the grade II listed building, is a use which can be introduced without significant alteration to the building and one which will see for its long term conservation and maintenance.

5.3 Physical alterations required to facilitate the conversion have been kept to a minimum to avoid effect on the significance and historic fabric of the listed building and are discussed below.

Building Wide Alterations

5.4 It is acknowledged that building wide alterations will be required to comply with fire regulations, provide noise insulation and appropriately service the building. Full details of these components of the conversion scheme are proposed to be addressed at detailed design stage (in conjunction with Building Control as required) and it is suggested that such details could be controlled via a suitably worded condition applied to any consent.

- 5.5** Other building wide alterations include the retention and refurbishment of all windows within the grade II listed building. Should during repair works it arise that any individual windows need replacement these would be undertaken on a like for like basis and such works could be controlled via a suitable worded condition applied to any consent.

Internal Alterations

- 5.6** As noted, the proposals seek to subdivide the existing building into a series of eight residential units. This subdivision has sought to make use of the existing plan form of the building and directly relates to its historic phasing with the 17th century portion of the building being divided into two units (Unit 1 to the ground floor and Unit 4 to the first and second floor) and the remaining apartments (Units 2, 3, 5, 6, 7 and 8) in the later 19th century portion of the building. In this sense, the principle of subdivision has been directly informed by and seeks to respect the phasing of the building.

Unit 1

- 5.7** Unit 1 occupies the ground floor of the 17th century portion of the building. Main access into this unit is proposed to be from the existing door on the building's side (west) elevation and proposals only require minor fabric removal (in the form of one modern partition to the rear of the building which cuts across an earlier window, and a half height partitions in the former bar area) which are not illustrative of historic plan form.
- 5.8** The front large former bar area is proposed to be retained as a single open space (to be used as the living/kitchen/dining area), but new partitions are proposed to the rear to create two bedrooms and associated bathrooms. While this deviates from the exiting open arrangements and necessitate the obstruction of an existing (likely 19th century) chimney breast with modern surround, the historic plan form in this part of the building has been long since removed and the changes to this part of the building allow the retention of the large former bar as a single open space.
- 5.9** As demonstrated by the proposed plans, new wall linings are proposed to be introduced on the external and internal party wall lines (insofar as providing enhanced acoustic and thermal performance and fire compartmentalisation). As is

evident from photographs (**Figures 26 and 27**), this part of the building does not contain any historic wall finishes and while a small area of the front room has exposed brick walls (**Figure 26**), this is not a historically appropriate finish and is likely a 20th century alteration. The introduction of wall linings in this part of the building is a reversible change that is not found to result in any harm to the significance of the grade II listed building.



Figures 26 and 27: Areas proposed to become Unit 1

Unit 4

5.10 Unit 4 occupies the first and second floors of the 17th century portion of the building. Changes required to convert these areas into a single residential unit are wholly limited and relate to minor changes to modern partitions within the first floor ancillary area (with shower and storage cupboards) where changes to plan form have already occurred. These minor changes would not affect any historic fabric or historically sensitive plan form and all other spaces and detailing, including the exposed timber framing, 17th century winder staircase and large central stack, would be retained.

5.11 As with Unit 1, a degree of wall lining is proposed to be installed along various external walls and where internal walls form party lines. Wall linings in these spaces would conceal a combination of modern wall finishes (**Figure 28**) and some areas of lath and plaster (**Figure 29**). Importantly, these changes are reversible, would not result in the loss of any historic fabric and would not conceal any exposed timber framing present within this part of the building (**Figure 29**). As such, no harm to the significance of the listed building is identified.

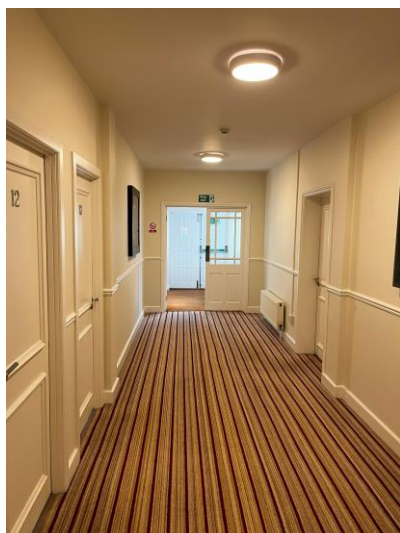


Figures 28 and 29: Existing spaces within Unit 4 where new wall linings are proposed

Units 2, 3, 5, 6, 7 and 8

5.12 These six residential units are located to the ground, first and second floors of the later 19th century hotel extension. Changes to facilitate the conversion of this part of the building include minor changes to plan form (including the removal of certain partitions and sealing of door openings). Such changes are generally minor and have sought to retain the compartmentalised plan form of this part of the building while providing a functional residential layout. While requiring the removal of some 19th century fabric, it is important to note that key elements of this part of the building, including the main staircase and all chimney breasts, are all retained.

5.13 As with other spaces, wall linings are proposed to be introduced in certain locations. Wall finishes in this part of the building are modern (**Figures 30 and 31**) ensuring no loss of historic fabric or wall finish and the proposals are wholly reversible. In order to respect the more formal character of the spaces, proposals include the introduction (and, where relevant, replacement) of period appropriate joinery and cornices. In addition, where the proposed plan form allows, exposed chimney breasts where no historic fire surround is present are proposed to have new period appropriate features introduced. These proposals (it is intended to provide full details at condition stage) would preserve and enhance the historic late 19th century character of the interiors of the hotel extension at the grade II listed building.



Figures 30 and 31: Examples of internal modern wall finishes proposed to be upgraded within the late 19th century hotel extension

Summary and Policy Compliance

5.14 The proposed development is based on an understanding of the character historic development and significance of the grade II listed building. The proposed development has been informed by this alongside desk based research and on-site assessment of surviving historic fabric with the proposals being specifically designed to provide the building with a long term viable residential use while being sensitive to, and where possible, enhancing the significance of the designated heritage asset.

5.15 As identified above, while the physical works to the grade II listed building are found to preserve the significance of that asset, it is acknowledged that the loss of the longstanding historic function of the building (i.e. the conversion of the original public house and hotel into residential units) will result in some harm to its significance, primarily its historic interest and communal value. Any harm caused would, due to the neutral and positive elements of the wider scheme, amount to a wholly limited low level of less than substantial harm in NPPF terms (**Appendix 1**).

5.16 In accordance with paragraph 215 of the NPPF, where less than substantial harm is caused to the significance of a listed building, this needs to be weighed against the public benefits of a proposal. The weighing of the application is provided elsewhere

in the submission but includes the provision of eight public dwellings and the introduction of a use to the building that, while a deviation from its historic use, is consistent with the future conservation and maintenance of the listed building.

6. Conclusions

- 6.1** This Heritage Impact Assessment presents an assessment of significance of the grade II listed Roebuck Public House. This is followed by an appraisal of the effects of the proposals upon these heritage assets with consideration given to local and national policy and guidance.
- 6.2** The Roebuck is a grade II listed building (UID: 1321914) first designated in December 1978. It comprises a 17th century former public house with a later large hotel extension from the end of the 19th century. The building is not located in or adjacent to any conservation area or near to any other designated heritage assets.
- 6.3** While it's authorised use remains as a hotel, The Roebuck has been in use as an HMO since at least 2012. Proposals seek to convert the building into a series of eight residential units. Full details of the proposed conversion are shown on the application's drawn submission.
- 6.4** Section 5 of this report presents an assessment of the impact of the proposed works on the significance of the identified heritage assets and concludes that the physical aspects of the residential conversion are sensitive to the significance of the listed building and would not cause harm. However, a wholly limited and low level of less than substantial harm is identified as a result of the cessation of the building's historic function as a public house.
- 6.5** In accordance with paragraph 215 of the NPPF, where less than substantial harm is caused to the significance of a listed building, this needs to be weighed against the public benefits of a proposals. The weighing of the application is provided elsewhere in the submission but includes the provision of eight public dwellings and the introduction of a use to the building that, while a deviation from its historic use, is consistent with the future conservation and maintenance of the listed building. As confirmed by the Planning Statement (Mike Gilbert Planning, February 2025):

Taken together, these are considered to be substantial public benefits arising from the proposed development which clearly outweigh the limited and low level harm identified to the heritage asset due to the cessation of its historic (and long-lost) public house use.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 214 and 215, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2024

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)