

ITEM NUMBER: 5a

22/01806/LBC	Structural works to support existing structures, refurbishment of the main building and outbuilding, removal of glazed link, external repairs, insertion of new window to rear elevation.	
Site Address:	The Valiant Trooper, Trooper Road, Aldbury, Tring, Hertfordshire, HP23 5RW	
Applicant/Agent:	Mr Rupert Poulson	Mark Battram
Case Officer:	Andrew Parrish	
Parish/Ward:	Aldbury Parish Council	Aldbury & Wigginton
Referral to Committee:	The application is referred to the Development Management Committee due to the contrary views of the Aldbury Parish Council and due to a call-in request by the Ward Councillor.	

1. RECOMMENDATION

1.1 That listed building consent be granted.

2. SUMMARY

2.1 The application is recommended for approval.

2.2 The Valiant Trooper is a Grade II listed building and the only consideration in dealing with a listed building application is the effects on the architectural and historic interest of the listed building.

2.3 Consent is sought for structural works to support existing structures, refurbishment of the main building and outbuilding, removal of a glazed link, external repairs, and insertion of new window to rear elevation.

2.4 The Conservation Officer has provided pre-application advice and reports that he has visited the property on a number of occasions and noted that the quality of maintenance throughout the C20 has been poor and unsympathetic and that this puts the building at risk. Had this been known prior to renovation works, it would have been placed on the local authorities at risk list.

2.5 The Conservation Officer has considered the proposals the subject of the application and raises no objections from a Conservation aspect to the proposed works and alterations.

2.6 In particular in listed building terms there are no objections to the removal of the glazed link, the lowering of the cellar ceiling, the alterations to the stable wing fenestration, or the revised porch details.

2.7 Approval of external and internal materials and finishes by condition is recommended.

2.8 Concerns regarding the viability of the pub following removal of the glazed link are noted. However, the LPA's priority and duty in regards to listed buildings is to the desirability of preserving the listed building and its setting and any features of special or architectural or historic interest which it possesses. This would not be impacted by the removal of the link.

2.9 The grant of LBC would not permit any change of use since that would need to be the subject of a separate planning application at which point any concerns about viability can be considered fully.

2.10 Bats have been discovered in the roof, but a licence for translocation cannot be issued by Natural England until listed building consent has been granted. Any delay in granting LBC could significantly delay necessary works to the listed building which would put the project to restore the

listed building at risk. This would potentially have knock on effects for the viability of the pub which therefore needs to be considered in the balance.

2.11 On balance the proposals are supported from a heritage aspect.

3. SITE DESCRIPTION

3.1 The application site is located at the southern end of Trooper Road on the corner with Newground Road within the village of Aldbury, and comprises a public house. This is of C16 origin as a cruck framed building, heightened and extended in the C17 and with a further major C19 low stable wing extending south eastward from main building, which was converted / rebuilt in the 1980s as pub accommodation with a glazed link added in 2001. A further C20 lower 'toilet' extension sits to the south. The main building is faced in red/orange brickwork with a steep plain clay tiled roof over. The stable wing has a hipped slate roof over original brick wall to the north and rebuilt rendered and painted southern wall. To the north of the building is a large open gravelled car park. The L shaped building encloses a courtyard area / beer garden and there is a barrel drop to the east of the single storey south wing with enclosed service yard. A detached 2-storey brick outbuilding with pyramidal roof and blind windows sits along the southern boundary of the courtyard. This is currently used for storage only and is faced in slate over brick and flint walls.

3.2 The surrounding area comprises two storey residential development of various ages. Immediately opposite the pub is a row of half-timbered and jettied dwellings which are listed.

3.3 The property and outbuilding is Grade II listed falling within the Aldbury Conservation Area and within the designated Chilterns AONB.

4. PROPOSAL

4.1 Consent is sought for structural works to support existing structures, refurbishment of the main building and outbuilding, removal of a glazed link, external repairs, and insertion of new window to rear elevation.

4.2 The proposed works are described in detail in paragraph 9.8 below.

5. PLANNING HISTORY

5.1 Planning Applications (If Any):

22/00379/LBC - Internal alterations, repair to exterior and removal of concrete paving to rear outside area.

GRA - 4th April 2022

22/01328/LBC - Internal layout alterations to stable range, blocking in 5 windows and doors, removal of modern glazed link, insertion of 2 windows and 1 door, cladding part of the inner courtyard walls.

WDN - 16th June 2022

22/01391/DRC - Details required by condition 7 (materials) attached to planning permission

22/00379/LBC - Internal alterations, repair to exterior and removal of concrete paving to rear outside area.

GRA - 20th June 2022

4/01305/15/LBC - Fire precaution works

GRA - 21st May 2015

4/02244/00/LBC - Single storey extension within courtyard area
GRA - 5th March 2001

4/02243/00/FUL - Single storey extension within courtyard area
GRA - 5th March 2001

4/00973/00/TCA - Works to ash and walnut trees
RNO - 14th June 2000

4/00298/00/LBC - Single storey rear extension to restaurant
REF - 8th May 2000

4/00297/00/FUL - Single storey rear extension to existing restaurant
REF - 8th May 2000

4/00325/99/DRC - Details of windows, external doors and external firescape required by conditions 3 & 6 of listed building consent 4/1803/98 (demolition, rebuilding and extension of brick barn to provide 4no letting suites ancillary to public house)
GRA - 21st April 1999

4/01802/98/FUL - Demolition, rebuilding and extension of brick barn to provide 4no letting suites ancillary to public house
GRA - 21st December 1998

4/01803/98/LBC - Demolition, rebuilding and extension of brick barn to provide 4no letting suites ancillary to public house
GRA - 21st December 1998

4/01646/98/LBC - Relocation of entrance door and replacement windows
GRA - 26th November 1998

4/00142/91/LBC - Single storey rear extension
GRA - 14th March 1991

4/00141/91/FUL - Single storey rear extension
GRA - 14th March 1991

5.2 In addition to the above there are currently two further application under consideration:

22/02387/FUL - Retention of public house. Conversion of restaurant wing to Farmshop and Deli (to include change of use to Class E). Conversion of outbuilding to Cafe (to include change of use to Class E). Construction of 3 mews houses with gardens to the rear. Configuration of car parking provision to serve the public house, Farmshop and residential units.
PCO – Not yet determined.

22/02388/LBC - Retention of public house. Conversion of restaurant wing to Farmshop and Deli (to include change of use to Class E). Conversion of outbuilding to Cafe (to include change of use to Class E). Construction of 3 mews houses with gardens to the rear. Configuration of car parking provision to serve the public house, Farmshop and residential units.
PCO - Not yet determined.

6. CONSTRAINTS

Area of Archaeological Significance: 29
Area of Outstanding Natural Beauty: Chilterns
CIL Zone: CIL1
Aldbury Conservation Area
Listed Building, Grade: II,
Parish: Aldbury CP
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
RAF Halton and Chenies Zone: Green (15.2m)
Rural Area: Policy: CS7
Small Village: Aldbury
Parking Standards: New Zone 3
EA Source Protection Zone: 3

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

8.1 Main Documents:

National Planning Policy Framework (2021)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

8.2 Relevant Policies:

Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)

CS27 - Quality of the Historic Environment

Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Policy 119 – Development Affecting Listed Buildings

8.3 Supplementary Planning Guidance/Documents

Environmental Guidelines SPD (May 2004)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

Effects on listed building

Background

9.2 Listed building consent was granted in April 2022 for restoration of the 19th century store, and works to the historic pub building in particular the historic core of the building. This was to address a number of maintenance issues and to bring these buildings back into use as a bar / coffee shop. The proposals included replacement floorboards and joists, a Newton drainage scheme for the cellar, new WC and baby change near the front entrance, removal of harling from front elevation and removal of concrete hardstanding from the courtyard and replacement with Cotswold stone to allow the building to dry out. The insertion of a steel support structure to the interior of the outbuilding was also proposed to stop the building collapsing.

9.3 During uncovering works further necessary repairs were discovered and the scope of work has expanded. In addition the plans for the building have evolved to include the removal of the glazed link, removal of openings in the stable wing, installation of feather edge boarding, and the introduction of glazed doors in the east elevation. These are all the subject of the current Listed Building application.

Policy and Principle

9.4 The Valiant Trooper is a listed building and therefore important to have special regard to the impact of the alterations on the character and setting of the listed building.

9.5 Section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard be had to the desirability of preserving the listed building or its setting or any features of special or architectural or historic interest which it possesses.

9.6 Saved Policy 119 of the Dacorum Borough Local Plan states that:

"Consent to alter or extend listed buildings will only be granted where it can be satisfactorily demonstrated that the proposal will be carried out in a manner appropriate to the scale, proportion and external and internal appearance or historic character of the building to which it relates."

9.7 Policy CS27 states that:

"The integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and if appropriate enhanced."

Effects on listed building

9.8 The proposed works would comprise the following:

External works to main building

- Block in existing 2no double doors, 1 single door and 3no casement windows on courtyard elevations of stable wing.
- Replace render to south west elevation of stable wing with black feather boarded timber

- Remove existing modern glazed link to reveal the original rear elevation.
- Reinstate timber casement window to rear (south east) elevation. Lower wall to be rendered to match upper.
- Install timber door and timber casement window to north east elevation of stable wing.
- Install glazed screen doors to south east elevation of stable wing.
- Addition of porch / canopy
- Other external works within Schedule

Internal works to main building

- Internal works as per the schedule of works comprising, inter alia, removal of all inappropriate modern materials, rotten joists etc., installation of new kitchen in lieu of toilets, change to layout of entrance toilets, replacement of three floors, refurbishment of floors, walls, ceilings, insertion of 2 steel beam restraints to support west wall to cellar, new concrete cellar slab and Triton aqua channel, new internal doors, plumbing, kitchen, electrical installation, decorations and finishes.

External and internal works to outbuilding

- Structural, external and internal works as per Structural Engineer specification and Schedule comprising foundation pads and new structural steel frame, general repairs and maintenance to walls, roof and rainwater goods, new flooring, ceilings, insulation, new windows and doors.

9.9 The Conservation Officer reports that he has visited the property on a number of occasions and noted that the quality of maintenance throughout the C20 has been poor and unsympathetic and that this puts the building at risk, noting that the floors needed to be removed which uncovered evidence of poor ventilation and water ingress, albeit did allow the evolution of the building to be understood. There were also found to be other bad practices such as cement repairs to sole plates and a cement harl to the timber framed walls and chimney stack causing rot to timbers and decaying brickwork. This has subsequently caused the north gable wall to fail which has required emergency repairs which are ongoing. Overall he reports that despite appearances, prior to renovation works beginning the building was in a particularly poor state and would have been on the local authorities at risk list were this known.

9.10 In view of the above, the proposed works to refurbish the historic core are welcomed and are considered necessary for the survival of the building, having generally been advised upon favourably by the Conservation Officer. They would ensure a long term future for the building which is understood to be being retained as a public house. The works would therefore preserve the architectural and historic significance of the listed building.

9.11 Some concerns have been raised by a member of the public that the Lowering of floor levels has impacted on the head height within the cellar and should be reversed. This is indeed the case with a drop by 150 mm as a result of joists sitting within the H steel rather than on top. This would leave a cellar height of 1.705 m. However, the larger part of the cellar has correspondingly risen in head height from 1.7 m to 1.83 m. On balance there is not considered to be any detriment to the usability of the cellar for bottle and barrel storage, etc., noting that the previous more restricted head height was in use before. It is not considered that there is any clear justification in listed building terms to revert back to the previous floor heights. The Conservation Officer has raised no objections in this respect.

9.12 In respect of concerns regarding the effect of the cellar works on the ongoing use of the building as a pub, the Project Leader for the works at The Valiant Trooper (a company that specialises in bar installations) has commented as follows:

"I am comfortable the refurbished cellar is suitable for our requirements and the necessary functioning of the bar. It is great that you have increased the main cellar height but it is fair to say I have definitely seen

significantly smaller/ worse cellars in functioning pubs. We are happy that we can get all the relevant barrels and equipment to operate and implement the correct manual handling procedures for the barrels and running of the cellar”.

9.13 The Conservation Officer notes that the southward projecting addition to the stable building dates from 1991, being of lesser architectural interest, and therefore the proposed works here would not harm the significance of the listed building.

9.14 The removal of the glazed link between the main building and the stable wing would also not cause harm to the significance of the listed building. It is again a modern structure of no particular architectural merit and its removal would not harm the character and appearance of the building, and would allow the earlier character and form of the building to be better appreciated.

9.15 Regarding the stable wing (function room), this is a 1980's conversion but is deceptive since it was not wholly converted but rather the southern wall and roof was rebuilt with little historic fabric surviving other than the car park wall and front and back walls, albeit some historic timbers and a dividing screen appear to have been incorporated into the roof. Therefore this wing is of less historic significance than would be supposed, albeit still allows the layout of the site to be appreciated. The wing is shown in the plans to be retained as a function room, albeit there is no link to the bar area. The changes to the fenestration and the introduction of timber cladding and an entrance area are not objectionable from a conservation aspect. As it would be preferable to retain the brick facing to the car park elevation and to only introduce boarding to the rendered sections, in order to retain some of the original character and significance of the listed building, we have asked the applicant to provide amended drawing showing this and they have responded with the updated drawings retaining the brickwork elevation to the car park.

9.16 The Conservation Officer raised concerns with the initial drawings that the front entrance porch would be a somewhat dominant and disruptive feature to the streetscape. He has therefore advised that the porch should be reviewed by not extending forward and by aligning the entrance door with the historic front door which would appear more welcoming rather than directing customers towards the toilets. He also advised that a gallows bracket entrance could be considered that would be less intrusive. Amended plans have been received and the Conservation Officer has advised that the porch issue has now been resolved with regards to scale and mass. It now sits comfortably with the forward extension and would not cause harm to the character and appearance of the listed building.

9.17 With regards to the small 2 storey outbuilding, the Conservation Officer has noted that this is in poor condition and that previous repairs have failed. Therefore the proposed repairs and structural improvements to this building which will also provide a potential long term use are welcomed and would maintain the significance of this building.

9.18 There are harms caused to the character of the listed building by undertaking the works. This is due to the loss of historic fabric which unfortunately was found to be in poor condition due to the lack of general repairs and maintenance. However this loss of fabric is outweighed by the principle objective of maintaining the building and preventing substantial harm through undertaking sympathetic and in keeping repairs to preserve the building in the long term. The loss of the link structure would not cause harm to the character and appearance of the listed building.

9.19 Subject to approval of external and internal materials and finishes by condition, and agreement with the Conservation Department following opening up works of any necessary repairs, the proposals would comply with the saved Policy 119 of the Local Plan, Policy CS27 of the Core Strategy and the relevant sections of the listed buildings and conservation areas act 1990.

Viability

9.20 A large number of representations have been received from residents on grounds that the alterations to the listed building, principally the removal of the glazed link between the pub and the function room, would undermine the viability of the pub as an ongoing business. However, it should be noted that the LPA's priority and duty in regards to listed buildings is to the desirability of preserving the listed building and its setting and any features of special or architectural or historic interest which it possesses.

9.21 The LPA should only be considering the alterations in respect of the impact on the significance of the Listed Building, not any possible change of use which would be a matter for a planning application. The grant of LBC would not permit any change of use since that would need to be the subject of a separate planning application. Furthermore granting LBC would not set a precedent for accepting a change of use as that aspect should be considered on its merits having regard to any viability concerns at the time of considering any such application.

9.22 The Conservation Officer has noted the concerns about viability and the long term use of the listed building. He has referred to the continuing closure of pubs elsewhere in the Borough such as the Cow Roast Inn and the Old Chequers, Gaddesden Row. It should be noted that there is no operational pub at the moment at the Valiant Trooper as it too has proved unviable, especially during the Covid pandemic response, despite the function room. Doing nothing will not change that and the listed building will be likely to further deteriorate, making it even more unviable as a pub. Losing the public house altogether would be detrimental to the building and the conservation area.

9.23 The building has been found to be at considerable risk and therefore the works by the applicant to address years of poor or no maintenance are welcomed from a Conservation aspect. As noted by the Conservation Officer, diversifying the business is clearly key and different approaches to this can be taken. With all businesses the success or otherwise of this approach cannot be known. However the recently restored Green Dragon listed public house in Flaunden which following closure for a period of time has now reopened. This has a detached function space restored on the site of the 19th century building which appears to be running viably.

9.24 It is considered that refusing this listed building application on grounds of harm to the long term viability of the pub would not be justifiable and is more than likely to frustrate the applicant's well intentioned efforts to create a long term viable business.

Bats

9.25 It is understood that bat roosts have been discovered in the roof during recent stripping out works. The applicant has sought a licence from Natural England for mitigation / translocation works. However, NE has advised the applicant they cannot issue the licence until Listed Building Consent is in place. This means that if LBC is deferred or refused, the applicants would miss the period within which bat translocation works are licenced to be carried out as they can't be undertaken during the hibernation season (basically winter). In the circumstances, the necessary remediation / refurbishment works to the building would be considerably delayed and the project to restore the listed building put at risk.

9.26 This potential risk to the viability of the pub and the end use therefore needs to be considered in the balance.

Response to Neighbour Comments

9.27 The Aldbury Parish Council has raised objections due to the lack of clarity about the potential proposals for future development and / or change of use of the site which should more appropriately

be contained within a full application, although no objection is raised to works genuinely required for conservation purposes.

9.28 Summary of main responses from residents:

- The pub has been part of the community for 200 years
- Proposals would result in the loss of a community asset
- The reasons for the alterations are unclear
- A clear and consistent statement about the intended use of the site should be submitted
- There are discrepancies in what was described at the 'open day'
- Removal of glazed link would create two physically and functionally separate entities
- Pub would be too small to be viable
- Main toilets would be replaced by a kitchen
- New toilets would be too small
- Loss of windows to the pub
- Lowering of floor would make cellar unusable
- Introduction of external door to stable wing would impact car parking
- Additional traffic and parking demand harmful to highway safety
- It appears the property is being split into multiple residences
- The alterations would compromise the viability of the pub
- Would enable a future change of use on grounds of non-viability
- Change of use should be agreed first
- If sold off separately the opportunity to recombine the buildings would be lost
- Separating the uses would sever any function room income from the pub
- The pub should not be allowed to disappear
- LBC should be rejected as PP has not been submitted

9.29 The application is for listed building consent for the alterations to the building and the implications for the significance of the listed building in heritage terms has been considered above to not cause harm. The implications of the works on the potential viability of the pub has also been discussed above. Whilst the plans would clearly sub-divide the pub from the function room, the application nevertheless does not propose a change of use. Any change of use would need to be the subject of a full planning application where the implications for viability can be taken into account and the application considered accordingly.

10 CONCLUSION

10.1 The development would preserve and indeed enhance the significance of the listed building.

10.2 Given the very poor condition of the building the heritage benefits of restoring the historic core of the public house and its continued use would outweigh harm to the significance of removing the link between the pub and the function room. When weighed in the balance, the bringing back into use of the existing 'at risk' listed outbuilding on Newground Road would be positive. There would be some risk with the new business proposals but at this stage the benefits of preservation would be considered to outweigh the harm to the area, and any change of use instigated as a consequence of failure of the pub due to the loss of the link would be a matter for consideration and questioning with a full application. On balance the proposals are therefore supported from a heritage aspect.

11 RECOMMENDATION

That listed building consent be given, subject to the following conditions:

Condition(s) and Reason(s):

1. **The works hereby permitted shall begin before the expiration of three years from the date of this consent.**

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 (4) of the Planning and Compulsory Purchase Act 2004.

2. **The works hereby permitted shall be carried out in accordance with the following approved plans/documents:**

**3797-02
3797-03
3797-04
7270-07
7270-25B
7270-26A
7270-12
7270-13
7270-14
7270-15**

**Schedule of Works – Final 2022 (Battram Associates)
Appendix B – External Work Items
Paint Cleaning Method Statement (VT/BMP/001)**

Supported by the following documents:

- **Design & Access Statement**
- **Historic Fabric Record (Battram Associates)**
- **Structural Report for Outbuilding (RJT/3797 30 Sept 2021)**

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **All new internal and external materials and finishes shall be in accordance with the approved plans.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced as required per Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2021).

4. **Following opening up works in any area, works should stop and the Conservation Officer contacted to agree any repairs necessary prior to continuing the works. All works should be photographically recorded as a record in accordance with Condition 5.**

Reason: To ensure that the character or appearance of the designated heritage asset is preserved or enhanced as required per Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CS27 of the Dacorum Borough Core Strategy (2013) and Section 16 of the National Planning Policy Framework (2021).

5. **Within six months of the completion of the works hereby consented a Level 2 Historic Building Recording shall be submitted to and approved in writing by the Local Planning Authority.**

For the purposes of this condition: The Level 2 Historic Building Recording shall include photographs and recording of all the materials and historic fabric exposed during the course of the works together with a written account of the findings.

Reason: To ensure that reasonable endeavours are made and to record archaeological and historic evidence in accordance with Saved Policies 118 and 119 of the Dacorum Borough Local Plan (2004), Policy CS27 of the Dacorum Borough Core Strategy (2013) and Paragraph 189 of the National Planning Policy Framework (2019).

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Historic England	<p>Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.</p> <p>We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at https://historicengland.org.uk/advice/find/</p> <p>It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.</p>
Conservation & Design (DBC)	<p>The Valiant Trooper is a historic timber framed building which probably dates from the 17th century incorporating elements of an earlier timber framed dwelling. From examination it originally seems to have been wattle and daub later replaced with brick infill. It appears later altered with a timber framed single bay cottage and a 1769 single bay two storey cottage now amalgamated into a public house. There are later extensions to both sides presumably in the 19th century with 20th century alterations. It should be noted that the work undertaken in the 19th century is of poor quality and is somewhat detrimental with regards to the building. The barn structure to the flank which appears to be 19th century or earlier barn/ outbuilding which was converted in the early 1980s with later alterations. However following opening up works whilst some of the external walls were retained the structure was not 'converted' and seems to have had substantial areas of rebuilding.</p> <p>In relation to the proposed alterations the area identified as D42 is an extension which dates from 1991 It is of lesser architectural interest and therefore the proposed works to this structure would not harm the significance of the listed building.</p> <p>It should be noted that officers have visited the site a number of times. It</p>

is clear that maintenance/ works have been limited and not particularly sympathetic to the fabric of the building throughout the 20th century if not before. We would consider the condition that the building was found to be in following opening up works is at risk. The floors were in a very poor condition and needed to be removed. (in the 18th century section). One section which had sat on the earth was rotten due to lack of ventilation. This did allow the evolution of the building to be understood in that below the floor in the earth was a hearth showing that the pre 19th century floor of this section was earth. The floor above the cellar had not been well ventilated causing major issues. Similarly the concreting of the rear courtyard area had in effect been channelling water into the building. Similarly other drainage was found to be inadequate and in some cases unconnected which resulted in water flowing into the building.

The sole plates were seen to be in a particularly poor condition and repaired previously with cement. This is not advised practice but altering these features would cause more harm. Similarly the external walls of the timber framed structure had been covered with a cement harl. This is particularly bad for the timber frame preventing it from breathing and causing decay. The major stack to the gable was also rendered. This coupled with the bricks decaying and the 19th century stack leaning on it had resulted in it pulling away from the building and resting on the ridge line. Bricks at girding beam level had decayed and in some cases completely dissolved.

Overall it can be seen that despite appearances prior to renovation works beginning the building was in a particularly poor state and would have been on the local authorities at risk list were this known.

The proposed works to refurbish the historic core are welcomed and supported. The building requires to be used and have a long term future. It is currently proposed to be a public house and this would preserve the significance of the building. We note concerns about the cellar but from officer visits whilst part of the floor to ceiling height under the bar has been lowered the second large space adjacent to the cask drop is now of additional height. It is still a usable space for storing beer/ other beverages.

The character of the space would be preserved through the works to the ground floor. It would allow the public house to continue to function and be a public community space. In addition it should be noted from the above that all the repair works are necessary for the survival of the building. If this work were not to be carried out the local authority would be required to consider using its powers under the 1990 Planning (Listed Buildings and Conservation Areas) Act to require the owner to repair the building to ensure its long term survival. Following a number

of visits there is no alternatives to this work and given the condition all repair works noted on the drawings are necessary and have generally been advised upon by the conservation dept.

Link element.

The demolition of the link would not cause harm to the significance of the listed building. It is a modern structure which links the existing to the function room. It is not of particular architectural merit and does not sit particularly comfortably with the existing building. As such we would not object to its demolition as it would not cause harm to the character and appearance of the listed building.

The barn structure is noted as the function room. Consent was granted to convert the structure in 1983. A later extension was granted to this structure. However it is clear that the building was not converted instead the external wall to the car park was retained as was the gable away from the road and chimney area toward the road. Beyond this little survives although some historic fabric appears to have been incorporated in the roof and as a screen. As such it has less historic significance than would normally be supposed however it still allows the observer to appreciate the layout of the site in the 19th century.

It was unfortunately poorly insulated with plastic internally which caused issues with damp within the walls and as such needs review with regards to insulation and cladding. It is proposed within these plans to be retained as a function room plan 7270-14 There are fenestration changes to this structure which we would not object to. We also do not object to the cladding with boarding and a new entrance area. However if done to the brick element it should be carefully set out to allow this to be reversed in future. The porch should be reconsidered. Given the changes in particular with regards to the toilets it may be best to not extend forward from the existing. The entrance should be off set to line up with the historic front door of the pub and therefore allow a straight forward flow of people. It would also help to avoid directing people straight into the toilets and perhaps therefore appear more welcoming with a segregated queuing space. As the structure is completely modern it could be further remodelled. To allow some shelter prior to accessing the hallway a small gabled bracketed structure could be erected above the door. Overall this would reduce the dominance of the proposed entrance which at present would appear somewhat disruptive in the street scape in particular given the relatively low key approach at present to the building.

Repairs to the small outbuilding to Newground Rd As previously noted this is in a poor condition. Previous structural repairs have failed. The new proposal would appear to safeguard this 18th/19th century building for the long term. Providing a use for this structure is most welcome and

	<p>would provide for its long term survival.</p> <p>We note that there are concerns about viability and therefore the long term use of the structure. As we have seen elsewhere in the borough pubs continue to close due to the lack of custom, changed planning regulations and society changes. Similar problem buildings can be seen elsewhere such as the Cow Roast and the Old Chequers. Losing the public house altogether would be detrimental to the building and the conservation area. Diversifying the business is clearly key and different approaches to this can be taken. With all businesses the success or otherwise of this approach cannot be known however we would highlight that the recently restored Green Dragon listed public house in Flaunden which following closure for a period of time has now reopened. This has a detached function space restored on the site of the 19th century building and was not permitted extension to attach to the listed building. This appears to be running viably.</p> <p>Overall given the very poor condition of the building the heritage benefits of restoring the historic core of the public house and its continued use outweigh harm to the significance of removing the link between the pub and the function room. We would also add into the balance the bringing back into use of the outbuilding to newground road a listed structure at risk. There would be some risk with the new business proposals but overall at this stage the benefits of preservation appear to outweigh the harms to the area. On balance we would therefore support the proposals and recommend approval.</p> <p>Recommendation: We would support the proposals and recommend approval in principle however the porch/ entrance area should be reviewed to ensure that it sits more comfortably with the character of the listed building and the streetscape of the conservation area. External materials and finishes subject to approval. Internal finishes and materials subject to approval. Following opening up works in any area works should stop and the officers agree any repairs necessary prior to continuing the works. All works should be photographically recorded and a record submitted to the HER. Landscaping details subject to approval.</p>
The Chiltern Society	<p>Although a listed building application would normally be determined by considering only the impacts that works would have on a building's listed status, in this instance as there is no accompanying planning application it is important to consider the broader context. The Valiant Trooper is a pub which has traded successfully in the past by offering fine ales and fine food. The restaurant has been key to its success. These proposals divide the building in two, both functionally and physically. If the pub were to halve in size and lose its restaurant it would, in all probability fail. Moreover, if at some point in the future</p>

	<p>either part was to be sold alone, the opportunity to recombine the pub to its present size might be lost for ever.</p> <p>It is therefore imperative that the division of the pub is not allowed to proceed.</p> <p>Finally the fenestration and weatherboarding proposals will cause demonstrable harm to the significance and special architectural and historic interest of the listed building, contrary to national and local policies and guidance. Accordingly the application should be refused.</p>
Aldbury Parish Council	<p>Objection</p> <p>Aldbury Parish Council resolved to object to the listed building consent planning application as submitted. The application should fail due to the lack of clarity about potential proposals for future development and/or changes of use for the site. There are aspects of the application that should be more appropriately contained in a full planning application. There is no objection to the approval of work that is limited to what is genuinely required for conservation purposes.</p>

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
0	35	0	35	0

Neighbour Responses

Address	Comments
Memorial Hall The Green Aldbury Tring Hertfordshire HP23 5RR	<p>Aldbury Parish Council resolved to object to the listed building consent planning application as submitted. The application should fail due to the lack of clarity about potential proposals for future development and/or changes of use for the site. There are aspects of the application that should be more appropriately contained in a full planning application.</p> <p>There is no objection to the approval of work that is limited to what is genuinely required for conservation purposes.</p>
The Standings 6 Stocks Farm Barns Stocks Road Aldbury Tring Hertfordshire HP23 5RX	<p>I object to the application for building consent to alterations at The Trooper in Aldbury. We, and you, don't know what the reasons for these alterations are, so the application should not be considered. It is surely premature to do so. These plans make no sense for a public house - a pub needs windows!</p> <p>These alterations compromise the buildings' operation as a pub. Whilst</p>

	<p>it may appear reasonable to remove a modern addition to a listed building, the "link" is a vital connection between the pub and the restaurant. By removing this link to form two separate buildings it would be impossible for a pub operation to function. These works could be seen as enabling a future change of use application on the grounds of non-viability. This is a clear first step for the owners next step of applying for change of use. These alterations create two separate entities (future housing). Maybe the owners should first have told you, and the villagers, what they intend the property to be as it is currently a pub and these alterations make no sense in that context. If it's two houses then it does make sense. They have not applied for change of use and lied to the Parish Council at a meeting I attended. Rupert Poulson said three times to everyone attending that "it's going to be a pub". The document he submitted to the ACV committee states he has "no intention of running it as a pub". You have a copy of that document.</p> <p>Please turn down this application.</p> <p>This plan is the same alterations plan as 22/01328/LBC with wording changes. The 44 comments from the said objections need to be carried over to this one. This is a cynical and transparent attempt to get our objections to "disappear". I've contacted Mr Parrish to ask for this to happen but have not heard back.</p> <p>I object to the application for building consent to alterations at The Trooper in Aldbury. It is premature to even consider this application as noone knows why these alterations are "needed". It is surely premature to do so. These plans make no sense for a public house - a pub needs windows!</p> <p>These alterations compromise the buildings' operation as a pub. By removing this link to form two separate buildings it would be impossible for a pub operation to function. These works could be seen as enabling a future change of use application on the grounds of non-viability. This is a clear first step for the owners next step of applying for change of use. These alterations create two separate entities (future housing). They have not applied for change of use and lied to the Parish Council at a meeting I attended. Rupert Poulson said three times to everyone attending that "it's going to be a pub". The document he submitted to the ACV committee states he has "no intention of running it as a pub". You have a copy of that document.</p> <p>Please turn down this application.</p> <p>In addition to my objection please add the following: The statement posted on the planning portal from the owners hours before the deadline for objections, completely contradicts the alterations application. It is not supporting. It's a " change of use" statement and no such application has been submitted. So why is it on the Dacorum site?</p> <p>Historic England is unequivocal that alterations to a listed build should be accompanied by a change of use application. If it isn't it should not even be considered by the council. So this alterations application should be withdrawn. The owners should then pull together two applications which actually match, rather than contradict. This piecemeal strategy is intended to obfuscate and confuse and this application should not be reviewed. It should be rejected</p>
<p>370 Berkhampstead Road</p>	<p>On behalf of the membership of the Mid Chilterns branch of the Campaign for Real Ale, I would like to object to the application.</p>

<p>Chesham HP53HG</p>	<p>The overall rationale for the proposed alterations is unclear. We share the concerns expressed by several other commenters that the proposed physical division of the pub and restaurant areas and the apparent downgrading of the toilet facilities significantly risk undermining the viability of the Valiant Trooper as a pub. It has thrived as a pub for many years, renowned among our members for the quality of its beer and food offerings; it was voted branch Pub of the Year 2017. We are confident that the Valiant Trooper can be a successful pub again, provided that alterations are not made that would impede its operation as a pub.</p> <p>For these reasons, and the lack of clarity about intentions for the property's development, Mid Chilterns CAMRA urges the Committee to reject the application.</p>
<p>40 Stocks Road Aldbury Tring Hertfordshire HP23 5RU</p>	<p>I wish to object to the proposed application.</p> <p>This is on the basis of a loss of public amenity and the subsequent perceived intention to change the amenity asset to residential.</p> <p>The public house has been on its present site since the 1750s. It is of significant historic value as well as providing a significant local public amenity. The planned alterations in their current form remove the historic element of a 'free house' and would appear to be moving towards an eventual change of use for residential purposes, deleting the historic public house for ever.</p> <p>I would urge the planning committee to reject this application.</p>
<p>Parkview House Upper Tring Park Wigginton Tring Hertfordshire HP23 6FB</p>	<p>This application consultation period should not start to run until the Design and Access Statement is shown on the council's web site. Although a listed building application would normally be determined by considering only the impacts that works would have on a building's listed status, in this instance as there is no accompanying planning application it is important to consider the broader context. The Valiant Trooper is a pub which has traded successfully in the past by offering fine ales and fine food. The restaurant has been key to its success. These proposals divide the building in two, both functionally and physically. If the pub were to halve in size and lose its restaurant it would, in all probability fail. Moreover, if at some point in the future either part was to be sold alone, the opportunity to recombine the pub to its present size might be lost for ever.</p> <p>It is therefore imperative that the division of the pub is not allowed to proceed.</p> <p>Finally the fenestration and weatherboarding proposals will cause demonstrable harm to the significance and special architectural and historic interest of the listed building, contrary to national and local policies and guidance. Accordingly the application should be refused.</p> <p>The Chiltern Society</p>

<p>25 Trooper Road Aldbury Tring Hertfordshire HP23 5RW</p>	<p>I wish to object to the proposed application.</p> <p>Firstly the loss of an asset to the community. The pub has been here for hundreds of years, operating as a 'free house', and has been a successful business over this time. It provides a facility to the village community, nearby villages and visitors (walkers, cyclists, rambles etc, etc). As we come out of a pandemic, where people adopted a different way of working, working from home, many of whom will maintain this working pattern, it is important we maintain facilities that support this approach. The pub offers a place for a meal, refreshment, a meeting in the garden, both for pleasure and for business - the facility the pub provides the community is essential and is needed more than ever. To lose the asset would lead to a significant negative impact on the village and its community.</p> <p>Pre-pandemic it was a thriving pub for all ages - a significant community facility. It is such a great shame that an application has been submitted which would appear to be a change of use, by stealth, by an opportunist businessman. Whatever this planned replacement is, it is not as a pub, and it will not serve the community in the same way. There is still a chance to rescue the pub and return it to community use. Were these plans to go ahead that opportunity would be lost and the pub and all its heritage will have vanished.</p> <p>I urge the planners to read the recently published "Aldbury and Tring station Community survey 2021, where the conclusion reads "the results of this survey reveal a community that cares strongly about its people and values its quiet but thriving environment, in particular appreciating the strong sense of community, peaceful way of life, and rural beauty"</p> <p>In summary I would urge the planning team to reject this application.</p>
<p>Bunstrux Tring HP23 4HT</p>	<p>The division of the Pub into two separate areas, one reducing it to a cafe and the other into a "Function" space, notably with no windows down one side, would effectively end its economic viability in the future. The entrance to the cafe remains wholly unsatisfactory (as in the now withdrawn application) and the still tentative representation of the "Function" room - for example, on the M&E plan - gives little confidence as to the ultimate use to which the development will be put.</p>
<p>65 Longfield Road Tring Hertfordshire HP23 4DF</p>	<p>The Valiant Trooper is a highly characterful public house of long standing, traditional in character and an asset to Aldbury and indeed the whole area. In about 1980 the brewery which then owned it disposed of it on the basis that it was unviable; however, the last forty years have demonstrated amply that this was not the case. The proposed alterations would in my view render the building almost incapable of operation as a pub, and it may well be that this is intentional. There has been no application for change of use, and unless or until such an application might be made and granted, alterations of this kind should not be considered. I am strongly aware of the case of the White Lion, St Leonards, where purchasers closed the pub and moved into it without change of use being granted. They were subsequently required by Chiltern District Council to apply for this, and it was refused. When they appealed, the appeal was turned down. The</p>

	<p>pub was then sold and restored and is now a fully functioning and viable pub once more. The applicants have no business depriving the area of such an excellent pub, and the application should be refused.</p>
<p>13 Drummond Ride Tring Hertfordshire HP23 5DE</p>	<p>I objected to the previous now withdrawn application as I want confirmation that this will remain a community asset and not become two houses. I see no more comfort given from this application so my comments remain the same.</p> <p>I object to this application as it clearly is a pre-cursor to a change in use from pub to residential.</p> <p>The Valiant Trooper was the first pub we visited when we moved into the area (Tring Station) 35 years ago and we continued to use it after we moved into Tring. It has always been popular as a base for the local community alongside the Greyhound and a welcome base for visitors to Ashridge and Aldbury.</p> <p>Breaking the link between the two buildings, converting the public toilets to a kitchen and infilling the windows clearly demonstrates a plan to change the building use. The change of use should be considered first and only after that any changes to structure and material.</p>
<p>New Cottage Trooper Road Aldbury Tring Hertfordshire HP23 5RW</p>	<p>Having read this application it appears to be quite clear that preparation is being made to split this property into multiple residences.</p> <p>This is not at all acceptable for a listed village such as Aldbury to lose the valuable asset which was a historic public house.</p> <p>Whilst I understand that owners cannot be forced to run a business from the property, I am most concerned about the ensuing developments.</p> <p>We cannot, and must not, change the nature and ecology of Aldbury. Property development will have an irreversible negative impact.</p>
<p>New Cottage Trooper Road Aldbury Tring Hertfordshire HP23 5RW</p>	<p>Having read this brief application it seems to me that there is an inadequate description of works to be done on such a listed building.</p> <p>The works which are on the application concern me greatly as it seems that preparations are being made to split the site into multiple residences. Aldbury is in an AONB and any development would be detrimental to the village. We must save our historic villages - not contribute to their destruction.</p>
<p>3A Bridgewater Road Berkhamsted Hertfordshire HP4 1HN</p>	<p>The Valiant Trooper public house has been at the heart of Aldbury village life for decades, even centuries. Villages like Aldbury depend on such local amenities in order to not only survive but to thrive.</p> <p>The building is of great historical value and as a pub has long been a place where locals have been able to gather and socialise. This has been true particular of the older and more vulnerable villagers. The pub is also known much further afield and has long been a hub and meeting place for walkers and cyclists.</p> <p>It would be a great shame for such a successful and popular local business were allowed to disappear for ever.</p>
<p>39 Stocks Road</p>	<p>I am strongly opposed to the proposed work to be carried out on the</p>

<p>Aldbury Tring Hertfordshire HP23 5RT</p>	<p>Valiant Trooper, Aldbury. This Grade II Listed Building is one of only two properties in Aldbury, and thirteen in Hertfordshire, of Cruck construction and is probably much older than its listing indicates. The revised proposal directly opposes its future use as a character public house and restaurant that the local community values so much. The design renders the building unlikely to fulfil its function as a viable public house and restaurant. From the application submitted one is led to only assume that a future application will be to submit a change of usage proposal to split the building into 2 separate residential dwellings. However, the current layout could be altered to allow the building to operate as a single viable and profitable unit as a public house serving good beer and traditional "pub grub" which is desperately needed by the village and its many visitors. My concerns are as follows :- 1. The main public house toilets have been replaced by a kitchen that is not of workable size for a commercial kitchen as shown by what seems to be a small domestic kitchen layout. The Kitchen has no access of its own and hence all supplies and waste will be transported through the customer designated area. 2. The replacement toilets, of unsuitable size and number, are not designated by sex, which one would expect in public house. The overall number reducing by half. 3. The removal of the glazed connection room between the public house and the barn style restaurant detracts from the combined use of the building as a public house and restaurant and creates two separate entities. 4. The rearrangement of the side doors and windows of the restaurant that currently overlook the public house garden and the car park are an indication of potential future use as a residential property, by creating an air of privacy and separation between the two potential buildings. 5. The application is unclear regarding the availability of toilets for clients using the restaurant as its existing toilets are to be removed and there will be only external access to the very limited public house toilets. 6. The restaurant kitchen and kitchen prep area both appear to have double doors onto the public house garden. This is an unsecure design and would not deter persons casually entering those areas. 7. Changing the titles that indicate the proposed usage of certain areas i.e. "Bar" to "Serving" and "Restaurant" to "Function Room" are clear indication that the longer term intention is to change the use of the building. 8. The Valiant Trooper has been a highly valued village public house that the local community enjoyed as a social meeting place and it should continue to serve the community in the manner going forward. The business could continue to be a profitable operation as it has in the past. The village has seen a rapid increase in the numbers of visitors coming to participate in walking, cycling etc. and these would all increase the business ability to operate profitably.</p>
<p>Dragonfly Cottage 46 Malting Lane Aldbury Tring</p>	<p>The pub was a central part of the Village and could be again. If these plans go ahead, that opportunity will be lost forever and the pub and all its heritage will have vanished forever.</p>

<p>Hertfordshire HP23 5RH</p>	<p>Having recently gone through planning permission myself to carry out very minor works on an 80s build of no historic value in the village, it's shocking to see something with real conservation value being changed in this way with further changes even being considered. I was told I could only paint my front door a dark colour. How can the Valiant Trooper, a grade II listed building, be allowed to be brutally changed beyond recognition?</p> <p>The UK is losing an unacceptably high number of pubs, and it is important to keep these assets. It is incredible important to villagers ; and would attract many visitors who come to Albury throughout the year. This is a grade II listed pub, so no ordinary boozier, but an important part of British heritage. And what's more, it's in a Conservation Zone. It defies belief that any changes that stop it being a pub in the future are even being considered.</p> <p>Removing the link between the two buildings changes the nature of the property forever and paved the way for making it residential in the future. Blocking in doors and windows, and reducing the footprint of the remaining "licensed area and having a "function room" in the plans without access to a toilet also worry me.</p> <p>The village doesn't need more expensive housing and to become just another soulless , 'dead' village. The village is special precisely because of the shop and the two pubs which have given so much to the community and to visitors from all over the world. In berkhamsted and Tring there has been lots of imaginative regeneration of pubs and they support a great deal of trade. I really hope the The Valiant Trooper could have a similarly buoyant future , but dividing the building in two doesn't support this.</p>
<p>Cherrycroft, Trooper Road, Trooper Road Tring hp235rw</p>	<p>I do not understand why this fresh application has been submitted as there are only a few words that differ from the previous application 22/01328/LBC. I strongly object to the proposed modifications to the Valiant Trooper Public House as they will render the pub unviable as a business. I believe that this historic pub should be given a chance to survive and I cannot see that the alterations enable either a wet-led or food-led establishment to thrive as a pub/cafe. The current plans offer a retrograde step by reducing the size of, and access to, the kitchen. Moreover the re-location of the toilets appears odd as they are not easily accessed from the function room.</p> <p>Additionally I am a confused as the Owner conducted guided tours of the property on Thursday 16 June during which it was claimed that the Function room will be a Delicatessen/Farm Shop and Take-Away, also one section of the room would be converted into a second kitchen.</p>
<p>High Trees 7 Beechwood Drive Aldbury Tring Hertfordshire HP23 5SB</p>	<p>Postscript to my earlier comments/objection</p> <p>The applicant has been allowed to add two supplementary documents on the 23rd and 28th June, over two weeks after the original application submission and just as the public consultation period ends.</p> <p>The first is a partial and somewhat unrepresentative selection of</p>

Facebook social media posts - copied and pasted from a private Facebook group without permission from the group administrators or the members concerned. This is the first time I have ever seen social media posts being allowed as part of a planning application.

The second is a statement outlining the claimed real intent for the Valiant Trooper and confirming some of what has been stated at the "open day". The current restaurant is not to be a "function room" as stated on the plans but a farm shop, deli and cafe.

Given the area of the restaurant is over 50% of the total floor area of the Valiant Trooper this represents a significant and material change of use of the sui generis public house status was for which appropriate permission should be sought.

Moreover, such late submission of new and partly contradictory information that is not consistent with the plans submitted, should mean this application as a whole is invalid and should be withdrawn.

A revised full submission that is clear and consistent about the intended use of the whole site and which allows the consequences of these changes on parking, layout, lavatory provision, access and so on should be submitted.

This is only fair to allow interested parties to review, reflect and respond properly having had sufficient time rather than being sneaked in at the last moment when few will notice this extra information and even fewer will be able to comment.

Dear Sirs

While I am pleased to see the long overdue repairs and maintenance to the building, this application (like the previous one just withdrawn) seeks major changes to the Valiant Trooper public house.

This is a Grade 2 listed, historic pub which was very popular and profitable until 2013/2014 approx. after which the last tenant succeeded in driving away many regulars and much business.

I understand the whole site is covered by the Grade 2 listing and as a public house is in it's own "sui generis" class.

The new application (like the last one just withdrawn) seeks changes to the layout, design, access, number of lavatories and hence operation and usage.

If the pub cannot function successfully as a pub, because of changes now made, and subsequently fails to be viable economically, then these changes are in effect forcing a change of use to something other than a pub, assuming it is now allowed to stay empty once the pub fails. Therefore, some of these changes - and the consequences of them - are material considerations.

1. The Application Form incorrectly says NO to the question "Does the proposal include the partial or total demolition of a listed building" - since it is proposed to remove the glazed link (for no obvious reason) connecting the front part of the public house to the restaurant building this is incorrect.

2. The Restaurant - it is proposed to remove the glazed link connecting the front of the public house to the restaurant which is the current route between the two. Moreover, the smaller, internal door (which was the original way through before the glazed link was added) near to the fireplace is to be blocked and is denoted as a "store".

In any case this door is narrow and if used again would reduce space in the restaurant and hence seating capacity.

The owner has made it clear that the Restaurant (though marked as "Function Room" on the plans) is to be operated separately by a different organisation to that running the front pub/bar. This means the revenue from the "restaurant" is no longer part of the pubs income.

No pub survives on drinks sales alone (except in major metropolitan areas) - all the pubs within a 10 mile radius of Aldbury are run as both drinks and food operations. There are many examples of recently relaunched pubs with food thriving, but none without.

There is no need to remove the glazed link or prevent direct access between the restaurant and front part of the pub unless one is intent on destroying the viability of the pub.

But by removing it, and separating the two "businesses" or operations, the viability of the pub is compromised which will inevitably lead to a change of use (unless it is to stay idle and empty).

Above all else, this is the single critical step that will lead to the loss of the Valiant Trooper as a functioning, viable, public house and as such must be resisted.

3. The Restaurant building takes up over 50% of the footprint of the building and for some reason it is marked on the plans as a "function room" which, if true, is a change of use for a majority of the listed building. As such this requires a change of use to be sought and granted.

4. New Entrance/Exit from the restaurant - this is shown as exiting onto the car park. If so sufficient space and possibly barriers for protection and safety of pedestrians should be considered. If parking space is given up, this reduces the amount of car parking available which is a significant problem already in Trooper Road.

5. Restaurant usage - if (as the applicant claims) this is now to be a "farm shop" or "deli" (change of use required?) then the visiting traffic generated could be significant (as has happened with Jeremy Clarkson's farm shop) and overlap with that generated by the pub. A farm shop in Aldbury could be desirable but would be far better situated elsewhere where parking space is not already at a premium.

6. Lavatories - currently the restaurant block has two (unassigned) lavatories and the public house has one ladies lavatory and a gentlemen's with two urinals and a lavatory. The application seeks to reduce this to just TWO (unassigned) lavatories with NO lavatories at all in the restaurant (aka function room or farm shop or deli) block. This is not compatible with a busy pub and restaurant. How can a "function room" (even if change of use was granted) function without lavatories?

	<p>7. Verbal representations made by Applicant - the applicant has made verbal assurances and representations at an "open house" and elsewhere leading to comments on social media. These have been partially copied and pasted to a document and sent in to Dacorum in support of the application and uploaded recently by the case officer as "Supporting Information".</p> <p>Yet the verbal representations made do not match the proposal submitted - for instance the "restaurant" or "function room" is now being described as a "farm shop" or "deli" or "cafe". Mention has also been made of possibly building two social housing residences at the top of the car park.</p> <p>This would dramatically reduce the car parking available for the pub and restaurant/farm shop to allow for access and parking for the residents.</p> <p>Dacorum Borough Council should dismiss these "selected" social media comments as being based on verbal, unsubstantiated and possibly inconsistent statements. Many do not use social media at all or are unwilling to make sceptical or critical comments - especially as this is becoming a divisive topic - and so this is a very skewed, self-selecting and unbalanced set of responses.</p> <p>Overall Dacorum Borough Council needs to consider the implications of all the above changes, their impact on the viability of the pub as well as the impact on parking and reject those aspects of this application that compromise the future of the pub.</p>
<p>Badgers Crossing 3 New Ground Road Aldbury Tring Hertfordshire HP23 5RJ</p>	<p>Planning proposals - Objection</p> <p>I remain opposed to the plans for the Valiant Trooper. My objections fall into three sections:</p> <ol style="list-style-type: none"> 1. The function room 2. The main building 3. The overall premises <p>Before setting out my objections I would like to stress how supportive I am of the Valiant Trooper being under new ownership. The Trooper had declined alarmingly under the previous tenants (long before Covid) and barely opened during the pandemic. It needs new blood and new life. I also value the Trooper being owned/run completely independently of The Greyhound. I firmly believe this could stimulate innovation and healthy competition and enhance village life and bring employment opportunities for local people. My concerns are about the nature of these proposed changes, not change itself.</p> <ol style="list-style-type: none"> 1. The function room <p>I would ask the planners to consider whether the proposed plans do actually represent a building that could be used as a function room.</p> <ul style="list-style-type: none"> - The room seems to have no access to any toilet facilities without the need to go outside and back in through the doors of what is now the pub. - I would expect a function room to have access to an attractive outdoor terrace/patio but one set of external double doors leads off from the kitchen (obviously not accessible to customers) and the other through a room that is not labelled; doesn't seem likely that this would be just an entrance lobby as it's almost half the size of the function room itself. A

third door leads to the carpark.

- The only windows face the carpark. I've never seen a function room where the windows look onto a carpark and not onto the garden/patio area.

- I cannot imagine that this building, as drawn, would be an attractive or practical function room and I object to these changes on the grounds that it would create a building not fit for the purpose it is being presented for.

- During the open event (which I strongly welcomed) this room was presented as being a Farm Shop and not a function room but there is no mention of this on the revised plans. Again, the layout makes little sense, for example, those double doors from the kitchen, the large entrance hall and the kitchen itself which is bigger than the one in the main building.

2. The main building

I would ask the planners to consider whether the proposed plans would enable the publican/owner to operate a viable business, if they do not then the future of the Valiant Trooper could be at risk.

- The Valiant Trooper has been a pub for over 200 years and I firmly believe that with the right adaptations it could thrive for many more years. I do understand the need to modernise, but these adaptations seem to reduce rather than enhance the likelihood of it being able to succeed and a viable business whether that be a traditional pub, restaurant or café/bar.

- Successful pubs rely on their food offering to be viable. In re-launching the Grand Junction at Bulbourne for example, the owners extended the kitchen to enable them to produce sufficient covers for the business to be profitable. The kitchen in the listed building of the Valiant Trooper is smaller than the original and any food carried from the 'function room' kitchen would need to be carried across the outdoor patio area; hardly practical in wet and darkness of a British winter.

- The creation of the function room/farm shop effectively separates this premises into two, so changing the use of the overall site.

- I have read several comments (not attached to this application specifically) questioning the viability of having two pubs in the village but none have been supported with any kind of business plan/projections and I urge the planners to make sure decisions are based on data and not speculation and that they take account of the needs of our many visitors as well as those of us who live here.

3. The overall premises

- The incremental way the plans are being submitted and changed does little to provide a clear vision of what's really going on and what's planned for the site in the medium and longer term. A written plan would be invaluable; is it a pub or a licensed café? (I note the term has been removed), a function room or farm shop? Is a 'fourth phase' of social housing planned or not?

- While at first glance the changes proposed to the Valiant Trooper might seem unremarkable (blocking up a few windows, removing the glazed link between the old and new parts of the building) I question the direction in which the proposed changes are taking this property and would make it clear that I would object to any future change of use request.

- I would also stress how important it is that the carpark is fully retained

	<p>as these works progress; without it the strain on parking (on Trooper Road and into Stoneycroft) would be greatly increased and present a real danger to pedestrians, cyclists and motorists.</p>
<p>1 Brays Gate, Chalk Lane Hyde Heath Amersham HP6 5SA</p>	<p>I wish to strongly object to the plans currently before the council to make alterations to the building until recently operating as the Valiant Trooper public house.</p> <p>I think it is disgraceful that the applicants have withdrawn the original application and have submitted a further application which only seems to differ from the original in minute detail. This is clearly an attempt to make it appear that the number of objections are less than is actually the case as many people will not pick up on the second application.</p> <p>I have used the pub on numerous occasions over the years both as an individual and as a member of a walking group.</p> <p>This is a listed building in a conservation area and yet none of the alterations are in keeping with this status.</p> <p>The proposer's stated aim is to alter the Valiant Trooper from a pub to a café and yet given the bad feeling that the proposal has created in the village and elsewhere in the locality, it is difficult to see where the market for the proposed café will be. As such this is clearly a false flag operation with a long term view to changing the building from a public house into two domestic premises and making a significant profit in the process. Under the circumstances, the council should see through the proposal and reject listed building consent.</p>
<p>Heamoor Cottage Trooper Road Aldbury HP23 5RW</p>	<p>Whilst appreciating that it is only the details contained within the application which can be considered, I must express concern that these proposals are at variance with those described to me by the applicant at his recent "open day", namely:-</p> <ol style="list-style-type: none"> 1. The western end of the "function room" is to become a kitchen serving both the public house and the farm shop. No kitchen is shown in this location. In fact a kitchen is shown at the eastern end of the proposed shop; 2. The doorway on the southern flank, at the western end, of the function room would provide access between the proposed kitchen and the public house. On the present application this is indicated as a store with a wall blocking off any connection between the two; 3. The proposed kitchen at the southern end of the public house will also be used as a storage area due to the reduction in space within the cellar resulting from the reduction in ceiling height. This would mean that this kitchen which is barely large enough to function would have the very limited space further reduced. 4. The installation of a toilet for the disabled adjacent to the window labelled W42 on drawing number 7270-14 (no toilet facility is indicated). <p>Turning to the submitted application, I feel that some context is needed with regard to the building and history before commenting.</p> <p>The Valiant Trooper (Grade II listed and situated within a conservation area) has been a hostelry for more than two hundred years and during that time has undergone numerous alterations. However it has</p>

remained, for the most part, a social hub for Aldbury and beyond, and provided a focal point for the village.

Sadly there was no indication that the property was being sold and as a result no one, apart from the purchaser and the vendor, had knowledge of this fact. As soon as information was in the public domain, applications were made to Dacorum Borough Council for listing as "an asset of community value". However as the sale had already taken place the application was deemed to be ultra vires by the council.

In recent years, modifications such as the semi-circular glazed rear extension have been made to allow the original bar area and the converted stables to function as a whole and allow ease of circulation around the ground floor "public area" which is formed by the bar and the restaurant.

Since the change of ownership there has no attempt to open the property for the established use as a public house and restaurant.

In addition I am led to understand that subsequent to the sale of the property certain possible planning contraventions have or are being investigated.

Turning to the present planning application I would comment as follows:-

The proposal to remove the "glazed link" will effectively sever connection between the existing bar and restaurant and would create two separate units. I would imagine that this action would devastate the financial viability of the premises, resulting in an immediate application for a "change of use".

In fact the proposal appears to indicate the removal of any connection between the bar area and the stable block making them two "stand alone" units. No reference is made about this "change of use"/subdivision on the application form's description and this may mean that the application is void and should not have been validated by Dacorum Borough Council in the first place.

The proposals appear to drastically reduce the toilet provision of two "women's" and two "gent's" to one "communal". As the present use is a public house/restaurant, and no change of use application has been made, then surely the existing toilet provision should be retained.

The lowering of the cellar ceiling, even if "building regulations" allow, will create operational problems with one of the "essentials" of a functioning public house. The public house has functioned for many years with the existing floor levels. One can only speculate upon the real reason for lowering the floor level (and thus the lowering of the cellar ceiling) behind the bar. To provide a level floor when the bar is removed perhaps?

In order to provide safe pedestrian ingress and egress via the proposed door from the carpark will require a reduction in the number of available parking spaces. (The application form does not appear to make

	<p>reference to the insertion of this door.) This is totally unacceptable as the village already struggles to cope with "on-street" parking.</p> <p>Firstly I would urge the committee to fully consider whether or not this is a valid application and whether or not it should even go forward for discussion.</p> <p>If the application is deemed valid then I would object on the grounds mentioned above and urge the committee to refuse the application.</p> <p>I appreciate that the buildings are in need of considerable renovation, but these should not be to the detriment or loss of a village asset. With the continued submission of information regarding this application I find I must make yet more comments.</p> <p>The statement of intentions now made as part of the application is merely a collection of words.</p> <p>There can be no guarantee that the contents will ever come to fruition and therefore no weight can be given to them.</p> <p>Thus this statement should have no bearing on determining the present application.</p> <p>If the statement is sincere then perhaps the present application should be withdrawn and a new application made detailing the statement's contents.</p> <p>I urge refusal.</p> <p>Further to my earlier objections, which were based on the information available at that time, I now note the applicant has submitted, at the eleventh hour, further "information" which appears to have been gleaned from their extensive trawl of social media sites.</p> <p>History teaches us that such sites can be manipulated to encourage support for whatever cause one chooses and thus is wholly unreliable. (No doubt a trawl for opposition to the application would result in similar volumes.)</p> <p>This being the case, there can be no legitimate reason for DBC to give any consideration to this "additional information".</p>
<p>8 Malting Lane Aldbury Tring Hertfordshire HP23 5RH</p>	<p>The important historic nature of the Valiant Trooper will be destroyed by this development and in time the amenity of the public house will be lost entirely. This is not a country pub, visited in season, but a valuable amenity for Aldbury.</p> <p>There is no need for any works that destroy the integrity of the building and take away from the amenity of parking both for residents and the great number of visitors to this pretty and in part medieval village.</p>
<p>27 Charles Street Berkhamsted Hertfordshire HP4 3DG</p>	<p>I object to the proposed alterations.</p> <p>The Valiant Trooper is a pub. The Listed Building Record notes that it has been a pub for over two hundred years. The Record also notes that in the 1980's the stable wing was converted to pub accommodation and was connected to the main building via a glazed link. The stable wing and glazed link are parts of the listing and are integral parts of the pub.</p> <p>These proposals remove the glazed link and divide the building in two,</p>

	<p>both functionally and physically. If the pub were to halve in size and lose its restaurant it would in all probability fail. Moreover, if at some point in the future either part was to be sold alone, the opportunity to recombine the pub to its present size might be lost forever.</p> <p>The sub-division of the pub must not be allowed to proceed. The section drawn through the bar area indicates that the "modern floor" should be removed and the floor reinstated at its original level. The section shows that this would reduce the headroom in the cellar to approximately 1.6m. This is inadequate (and is presumably the reason that the floor was raised in the first place). It would render the cellar, and hence the pub, unusable. The floor level should be maintained (or the cellar floor level lowered) to ensure that the cellar can function effectively.</p> <p>I wish to comment on the recently added "supporting information" documents uploaded on 23rd and 28th June respectively.</p> <p>1) 23rd June document - this amounts to little more than a series of screenshots from Facebook. These would have been made in the context of a social media discussion and without reference to the planning application drawings. As such they are irrelevant and should not have been uploaded in the first place</p> <p>2) 28th June - this statement, made suspiciously towards the end of the consultation period, contradicts the information on the LBC application drawings and consequently the application should be refused pending receipt of the "formal planning application later this year."</p> <p>I wish to comment upon the Conservation & Design (DBC) comments posted on 22 August 2022.</p> <p>These comments generally address necessary repair & maintenance works. They imply, however, that the lowering of the bar floor, and the proposed removal of the link structure fall within the scope of necessary repair and maintenance. They do not. These works are alterations and have nothing to do with preserving the fabric of the building. Whilst they may be acceptable from a conservation standpoint they are highly detrimental to the functioning of the pub. The lowered bar floor restricts headroom in the cellar to an impractical 1.6metres and the removal of the link would sever the connection between the pub and its restaurant. As such the proposed alterations should be refused and the bar floor reinstated to its previous level.</p> <p>The comments go on to discuss the viability of the pub. I don't expect that the Conservation & Design team have any particular expertise in this area and that therefore their comments should carry equal weight to mine, as I too have no particular expertise regarding pub viability. My opinion on the matter is this:</p> <p>1) The pub is assumed to be non viable because a report has been produced that says it is non viable.</p> <p>2) This assertion is purely speculative. A truer test would be to offer the pub for sale on the open market. This has not happened.</p> <p>3) The best chance for the pub to remain viable is to maintain its restaurant. Any proposal that severs this connection and reduces the pub to half its current size cannot be considered to be a proposal that is in the best interests of the pub.</p>
<p>13 Stoneycroft Aldbury Tring</p>	<p>I Strongly object to this planning application.</p> <p>I am astounded that this planning application has been submitted as it</p>

<p>Hertfordshire HP23 5RL</p>	<p>is the same as the previous one of 22/01328/LBC This plan is the same alterations plan with just a few wording changes. It looks to be a cunning attempt to re-issue the same plans and by withdrawing the previous one clears all the objections that should be carried over as the plans are identical.</p> <p>The Valiant Trooper is an historic building and should remain with the thoroughfare to the Restaurant as this maximises the full potential of both Pub and Restaurant. The plan shows a new kitchen in place of the toilets opposite the bar. This is too small to generate enough business And the proposed new toilets are too small for a successful pub.</p> <p>These alterations mean it will be IMPOSSIBLE for the building to be operated in a hospitality venture of any sort, the small downsized pub would not be viable and destined to fail. The planning looks to be a deliberate attempt to eventually make the property into residential, none of the proposed planning would enhance the property into being an efficient pub/restaurant that it once was, the plans only lead to paving the way for the next application as change of use. The internal proposed plans to sever the connection between pub and restaurant would be disastrous for a vibrant pub/restaurant that it used to be.</p> <p>The Valiant Trooper has been a public house for 200 hundred years, it is the Village Pub, a Pub for the Villagers and is enjoyed by Villagers and Visitors alike. Having lived in the Village all of my life the Valiant Trooper is the hub of the community, it serves as a social meeting place, a place to have a drink, and a meal, local trades persons to discuss business, several clubs use the Valiant Trooper weekly, the pub and restaurant is often used for birthday parties etc.</p> <p>The Valiant Trooper is situated in an ideal location, it is in the very picturesque Village of Aldbury in the Chiltern Hills at the edge of the Ashridge forest, the Pub, Restaurant, and Gardens with a large car park make the Valiant Trooper a unique Historic Village Pub with great business potential. The Valiant Trooper must remain as a Pub/Restaurant, it has great value historically and for the local community.</p> <p>I strongly object to this planning.</p>
<p>5 Trust Cottages Ringshall Berkhamsted HP4 1NF</p>	<p>We would like to strongly object to the proposed planning application to the Valiant Trooper Aldbury.</p> <p>On the basis of the potential loss of a significant community asset and the loss of an historical feature in Aldbury that contributes to the overall character of the Village.</p> <p>As per previous comments the submitted plans do not appear to be in line with the needs required to run a viable business but rather a move towards a change of use into residential property. The splitting of the existing pub into two separate units appears to further support that this is the goal of the developers.</p>

	<p>We would urge the planning committee to reject this application.</p>
<p>The Hollow Toms Hill Road Aldbury Tring Hertfordshire HP23 5SA</p>	<p>The application states no partial demolition of a listed building is proposed but the glazed link is being removed completely (mentioned in the Heritage England listed notes) and the introduction of new windows and doors will require demolition (in part) of listed brickwork. REFUSE THIS APPLICATION. If your consultees have taken the application form at face value, they may be unaware that demolition is involved. They should be re-consulted. REFUSE THIS APPLICATION.</p> <p>Piece meal submissions by the applicant is making it difficult for planning officers and the public to assess the full proposals. The application should be withdrawn and a new fully detailed (and corrected) application made. REFUSE THIS APPLICATION</p> <p>The current approved planning permission for this building is for a single Public House. The proposals split the building into two separate businesses and changing its current use. The applicant does not include a change of use application. REFUSE THIS APPLICATIONDemolition of internal walls to existing toilet areas (NE) not mentioned in the application. The application has errors and omissions and is misleading. REFUSE THIS APPLICATION</p> <p>Changing and adding fenestration will completely change the character of the listed property. REFUSE THIS APPLICATION</p> <p>Removal of existing load bearing walls (NE toilet area), new windows/doors and addition of new walls will require new structural elements not to mention new foundations that will undermine the listed buildings foundations. The structural details are not included in the application and listed buildings (original) foundations will likely require underpinning to safeguard them. The application is silent on these works. The fabric of this listed building is being irrevocably destroyed. REFUSE THIS APPLICATION.</p> <p>The "summary of significance" referred to in the VT Heritage Statement April 2022 (page 16; point number 18) is not included in the application. More omissions that the Public cannot review and comment upon. REFUSE THIS APPLICATION</p>
<p>3 Malting Lane Aldbury Tring Hertfordshire HP23 5RH</p>	<p>We note that the previous planning application was withdrawn and that the new application shows a very minor evolution of the proposals. It does however remain in part confusing and potentially contradictory to statements made at a recent site visit.</p> <p>We consider that our previous objection remains valid, namely that there is a change of use by stealth here as the current link attached restaurant is being decoupled from the public house which results in the creation of two planning units. This is not adequately described or assessed in the planning application submission. As before the split of the two buildings results in a questionable outcome as neither seems viable without the other, with facilities such as wc's reduced or removed entirely which may result in a non-compliance with relevant legislation covering WC's and requirements under the Disability Discrimination</p>

	<p>Act. This should be checked with your public protection officer and be explained in a Design and Access Statement.</p> <p>A further concern is that during a tour of the Site conducted by the developer/owner it became apparent that there is a different overall objective to that being presented, which seems to be redevelopment of the car park for more valuable residential uses and potentially to change the function room to a shop.</p> <p>Given that the proposed development (separate function room or perhaps even shop?) could now result in more traffic than the existing situation (pub with restaurant), as concurrent events could occur at the same time, and a function room could attract a very significant number of guests - e.g. for a wedding - it is considered necessary to attach a planning condition to ensure retention of the car park for parking use only. It should also be considered whether permitted development rights should also be removed. This is because Trooper Road already frequently has problems with cars blocking the road which would be a very real concern for a fire tender or other emergency vehicle. Any additional parking pressure or traffic movements would exacerbate that situation.</p> <p>In terms of the changes to the public house it does seem questionable as to whether this would remain viable as a standalone business without the larger scale kitchen facilities and the full footprint offered by the former restaurant wing to generate income, and with a lack of adequate wc's. This may risk the future of this listed building.</p> <p>We note there is now a further statement adding information to the plans following the open day. This appears to contradict what has been submitted in the formal documents, ie the 'function room' is now a farm shop. The old part of the building is now declared a pub. There is also a new cafe. Again there is a clear change of use / separation of planning units occurring here that needs full explanation and consideration. Impacts on residential amenity from deliveries to a shop could be a major concern if undertaken at inappropriate times of the day.</p> <p>A shop, cafe and pub would also result in significant car parking problems due to the intensification of use, plus there will also be a need to manage deliveries. It again reinforces the need to control car parking through an appropriate condition.</p> <p>Overall Dacorum Borough Council needs to clarify the proposed development and consider the implications of all the above changes, their impact on the viability of the pub as well as the impact on parking and reject those aspects of this application that compromise the future of the pub or result in a danger to highway safety.</p>
<p>3A New Ground Road Aldbury Tring Hertfordshire HP23 5RJ</p>	<p>The proposed application will radically change the existing pub - making the pub too small to be viable. The application appears to be an attempt to kill off the pub without asking for a change of use. The Valiant Trooper is an historic building and important to the community. It would be great shame if the pub was destroyed by stealth. The application proposes to sever the access to the main pub to the current restaurant area - an essential part of a viable pub.</p>

	<p>The existing kitchen has been removed together with all the equipment. The plan shows a new kitchen in place of the toilets opposite the bar. This is too small to generate enough revenue.</p> <p>The proposed new toilets are too small for a successful pub.</p> <p>The windows and doors of the current restaurant (function room) facing into the courtyard are to be blocked up and small windows looking onto the car park and a door added. It seems hard to imagine what this room would actually be used for.</p> <p>There is a second kitchen that is shown at the end of the 'Function room,' but it does not look like a commercial kitchen and would not be able to service the pub.</p> <p>The original application, which was approved, showed the toilets and kitchen largely unchanged but now in this revised proposal they are fundamentally changed which will not allow the pub to be viable.</p>
<p>1 Pheasant Close Tring Hertfordshire HP23 5EQ</p>	<p>I object to these plans on several grounds. First and foremost, these represent the loss of a valued and historic pub. As the developer himself admits, there has been a pub here for hundreds of years, and one bearing the name Valiant Trooper for close to 200 years. That is a lot of history to risk throwing away.</p> <p>Up until it was bought and closed, many local groups used the pub regularly, and feel its closure keenly. Whatever this planned replacement is, it's not a pub. And it will not serve the community in the same way. There is still a chance to rescue the pub and return it to community use. IF these plans go ahead, that opportunity will be lost and the pub and all its heritage will have vanished.</p> <p>The UK is losing an unacceptably high number of pubs, and it is important to keep these assets. Many people (me included) travel miles to visit good pubs, enjoy the local ale, possibly eat food if available, but mostly to soak up the atmosphere. This is a grade II listed pub, so no ordinary boozier, but an important part of British heritage. And what's more, it's in a Conservation Zone. It defies belief that any changes that stop it being a pub are even being considered.</p> <p>These plans are an insult to the community. Blocking in doors and windows, and reducing the footprint of the remaining "licensed cafe", shows that the owner does not intend to keep this going as a pub. There's a "function room" in the plans without access to a toilet. That just demonstrates what a bad-taste joke the plans are. It is clear what the developer wants to do - that is, to turn the pub into flats. I urge the planners to reject this mendacious, transparent, cynical attempt to rob the people of Aldbury, Tring and Dacorum of a treasured building and business.</p>
<p>1 Brays Gate Chalk Lane, Hyde Heath Amersham HP6 5SA</p>	<p>I strongly object to the proposed changes as this is a listed building with significant historical value.</p> <p>This planning application is the same as the original, with a few minor details added. This simply looks like an attempt at reducing the number of objections. Any previous objections should be carried over automatically!!</p> <p>The nature of the stable block will be completely changed by blocking</p>

	<p>up windows onto the courtyard.</p> <p>The installation of glazed screen doors to South East elevation are not in keeping with the existing listed building. They look more appropriate to a residential building than a pub.</p> <p>The loss of the glazed connecting area will stop the building functioning successfully as a pub as the existing restaurant will no longer be internally accessible. The restaurant and food offering are an integral part of a successful pub.</p> <p>Replacing the toilets with a small kitchen in the pub area and having a separate kitchen in the stable block does not make sense if these are to be used for preparing food for pub meals. It does however make sense if the real intention is to change the premises into two domestic properties and this applies to all the proposed alterations.</p> <p>Aldbury is a very attractive village and attracts many visitors. The Valiant Trooper used to be frequented by walkers and cyclists as well as being a community hub for the village.</p> <p>I strongly urge you to reject this proposal as this was a very successful pub and the proposed changes are detrimental to the viability of the operation.</p>
<p>The Spinney Toms Hill Road Aldbury Tring Hertfordshire HP23 5SA</p>	<p>We were staggered to see that this application is a near replication of planning app 22/01328/LBC which seems to have been removed.</p> <p>There were nearly 50 public comments of objection to the previous application and we would urge Dacorum Planning to take these into consideration in addition to those on this latest application.</p> <p>The Valiant Trooper is a 200 year old public house and has (and should be) been a real asset for the fabric of the Aldbury community.</p> <p>It doesn't take a genius to figure out that this application is a cynical attempt to get the existing public house split into two residential dwellings which will be swiftly strongly followed by an application for 3-4 town houses on the car park.</p> <p>This is a historic community asset that should be allowed to thrive again. We strongly oppose this application.</p>
<p>Badgers Crossing 3 New Ground Road Aldbury Tring Hertfordshire HP23 5RJ</p>	<p>First I welcome the current owners recent initiative to show people round the site and share their thinking - dialogue is a positive way of engaging the community.</p> <p>I'm concerned that the plans appear to be evolving 'on the fly' with withdrawals, resubmissions which show little change but nullify objections to a previous version which is very similar. Then additional information submitted late in the window to object/comment following feedback gleaned during an open day.</p> <p>I will be in support of changes so long as they don't ultimately render the pub unviable and don't lead to residential conversion of the pub</p>

and/or the car park. I don't feel I can trust these concerns are addressed and assured at the moment.

Therefore I'm registering an objection at this stage because there are change of use intentions clearly stated. I would like the plans to be resubmitted consistent, clear and comprehensive which could then be reviewed by stakeholders and approved subject to limitations specified by the planners which protect against these concerns - specifically changes to parts of the pub that may be critical to its viability and sufficient provision of parking.

During the open day the owner and partner told those that attended that there were various phases (1-4)

- 1) To restore the older part of the pub and to open it as a pub by the end of the year run by a manager/ external operator to be brought in
- 2) To convert the former restaurant - now to a farm shop having specified it as a function room on the submitted plans. They stated that windows facing on to the courtyard would be blocked in to prevent sunlight from the west which would damage fresh produce. The large double doors at the end will allow natural light into the shop whilst not damaging the produce. This seems an odd explanation.
- 3) Make the outbuilding into a licenced cafe
- 4) They said they were looking at building 2 social houses on the car park.

They also said that the entire garden area would be retained for use by the pub and deli café - a positive and essential reassurance which I'd ask the planners to take into consideration as a key requirement to support the pub's viability.

Comments

Phase1 - restoration of the older part of the building. This is welcome and I thank the new owners for their investment and effort to restore this. However there should be consideration given to whether this approach and the detail within it will really be viable as a standalone business without larger scale kitchen facilities and the full footprint offered by the former restaurant wing to generate income for the pub. Separation of the two buildings by removing the glazed connection may prevent the pub from being viable.

Phase 4 - the carpark. Though this is not within the scope of the current application it is clearly under consideration as stated by the owners. I would ask the planners to consider stipulating the car park must remain at its current size to support both or either of the pub and the farm shop. Each business has the potential to fill the car park and combination certainly so. Building on the car park at a later date would put huge pressure on surrounding roads with poor parking which is already dangerous and unacceptable

Change of use

The owner (or owner's partner) stated that right from the start they have always intended to subdivide the property into different offerings to secure sufficient return on their investment.

The Valiant Trooper pub (pub and former restaurant I believe) is Grade 2 listed and as a public house is in it's own "sui generis" class which

	<p>means change of use must be sought if it is to be something else. I would ask the planners to consider first whether the changes applied for in this latest application are facilitating change of use of this property, what they imply for later applications which are change of use and whether these incremental steps are likely to support or make unviable a pub on this site and open the route for residency.</p> <p>Contradictory piecemeal submission The plans first submitted to the council made no mention of continuation as a pub but suggested change of use as per the labelling of the entrance 'entrance to licenced café' Having attracted a large number of objections the plans were withdrawn and resubmitted looking very similar to the first set but no longer stating 'licenced café.' Close to the deadline for commentary on the revised plans, and following a public open day, two supplementary documents were added:</p> <p>Evidence of dubious provenance - The first with print-screens of selected comments positioned to show support from a Facebook group. This is not appropriate. There is opportunity to publicly write favourable comments on the planning page by those individuals as there is for others to object. It is surely up to those individuals to do so and not for the property owners to construct and submit a summary of them from such a source. Besides there is no context for those comments and questions regarding permission to reproduce them for these purposes. This, therefore, should be discounted.</p> <p>Second, a statement adding information to the plans following the open day. This contradicts what has been submitted in the formal documents, ie the 'function room' is now a farm shop. The old part of the building is now declared a pub.</p> <p>I feel there is a way to go to build trust - however bringing clarity to the plans and safeguarding aspects which could be detrimental or against the interests of the village and neighbours with careful planning oversight should lead to a good solution for all.</p>
<p>3A New Ground Road Aldbury Tring Hertfordshire HP23 5RJ</p>	<p>This new application does not differ to the previous application 22/01328/LBC. My objections to the application remain the same. I strongly object to this planning proposal. The Valiant Trooper has been a pub for over 200 years and has played a vital role in the community in this village. This proposal, whilst superficially seeming to maintain the idea of a pub, seems to be splitting up the property into two separate entities, and will diminish the pub and render it not fit for purpose.</p> <p>The kitchen facilities are reduced and would not seem adequate enough to generate a sustainable business. Likewise, the single toilet and baby changing facility would be insufficient for a public house.</p> <p>The proposal to remove the glass panelled link currently connecting the pub to the restaurant area will mean that access between the two sections is blocked. The new 'function room' would thus be disconnected from the pub so that access to the restaurant - now titled 'function room' is not possible. The kitchen placed at the end of this</p>

	<p>function room does not seem to have logical access to it.</p> <p>It would appear that the intention is to diminish the pub so that it ceases to be viable, in order that the whole property can be eventually converted to residential use by stealth.</p> <p>If the recent pandemic has shown us one thing, it is that our local communities are invaluable to our well being, and The Valiant Trooper is an important part of Aldbury's community.</p>
<p>The Standings 6 Stocks Farm Barns Stocks Road Aldbury Tring Hertfordshire HP23 5RX</p>	<p>I object to the proposed work to be carried out on the Valiant Trooper, Aldbury.</p> <p>Historic England says on its website "Applications for listed building consent for part or the whole of the same works as those covered by a planning application should be applied for and considered together" (http://historicengland.org.uk/advice/hpg/consent/permissonandhas/). This application appears to have enough detail to form the basis of a planning application and planning considerations need to be addressed in conjunction. Previously the owner has obtained Listed Building Consent for external work to the building and subsequently started work without any further planning permission. If this application is granted, I expect the owner will commence any work they deem to be covered by permitted development. This application should be rejected as the relevant planning application has not been made.</p> <p>You will note that according to the "Planning (Listed Buildings and Conservation Areas) Act 1990" the restaurant is covered under the Listed Building as it "forms part of the land and has done so since before 1st July 1948". This application should be rejected as it completely changes the character of the restaurant area and separates it from the pub.</p> <p>The plans indicate the restaurant will become a "Function Room" without access to toilets. The owners have been in discussions with local residents and have said it will become a "Deli" or "Farm Shop". It is unclear what purpose the original restaurant kitchen will have. To me, it is clear that these proposals are a steppingstone to residential usage. This application should be rejected as the future usage of the building is unclear and the impact on the listed building can not be assessed without an associated Change of Usage application.</p> <p>According to the "Planning (Listed Buildings and Conservation Areas) Act 1990" the glazed link is covered under the Listed Building as it is an "object or structure fixed to the building". The glazed link has become an important feature of the listed building by incorporating the restaurant into the pub. Pubs can no longer survive on "Wet Sales" alone, they also require a good food offering. The demolition of the link would lead directly to the loss of the pub as there is no possibility of the pub being viable. This application should be rejected as the viability of the pub is the key to sustaining the significance of the listed building.</p> <p>I object to the proposed work to be carried out on the Valiant Trooper, Aldbury.</p> <p>This Listed Building Consent proposal is destroying the character and facilities of the pub/restaurant that the community values so much. This</p>

	<p>proposal is clearly designed to make the building unfit to fulfil its function as a public house and restaurant. From the plans submitted, I can only assume the applicant will, in the near future, submit a change of usage proposal to split the building into 2 separate residential dwellings.</p> <p>It is premature to consider this application for Listed Building Consent for these alterations before any change of use of the building has been applied for and been considered.</p> <p>The following issues demonstrate my concerns:</p> <ol style="list-style-type: none"> 1. The main pub toilets have been replaced by a kitchen that is not of an adequate size for a commercial kitchen. The Kitchen also does not have independent access, so supplies and kitchen waste will need to be carried through the customer areas. 2. The replacement toilets are not segregated by sex, which is expected in a pub. Also, the toilets are not of adequate size for the pub. 3. The removal of the glazed connection room between the pub and restaurant detracts from the combined use of the building as a pub and restaurant. Despite its relatively modern construction, it is an important part of the evolution of this listed building. Diners and drinkers sharing a social space benefits both groups by creating a convivial ambience and strengthening community cohesion through the interactions generated. 4. Blocking all the windows and doors of the restaurant that overlook the pub garden can only be to provide privacy for the future residential development. The restaurant windows and doors have used curtains in the past when privacy has been required for certain functions in the restaurant. 5. The additional window and door on the other side of the restaurant open onto the car park. Associated landscaping of the car park to accommodate the window and main access to the restaurant will limit parking. 6. It appears, although it is not clear, that the restaurant toilets are to be removed and there will be on internal access to the pub toilets. 7. The restaurant kitchen and kitchen prep area both appear to have double doors onto the garden. This is inappropriate for a commercial kitchen but makes perfect sense for a residential dwelling. 8. The names on the plans have been changed from "Bar" to "Serving" and from "Restaurant" to "Function Room". This clearly demonstrates the intention to change the usage of the building. <p>The Valiant Trooper is highly valued by the local community, and we have not given up on the prospect of it reopening as a public house. We believe it can be a profitable and vibrant business as it once was.</p>
<p>27 Charles Street Berkhamsted Hertfordshire HP4 3DG</p>	<p>I object to this planning application. The Trooper should remain a public house. The proposed plan to split the pub into 2 buildings appears inconsistent with this. In order for the pub to be profitable it needs sufficient space for its customers. Even if there is a plan to create a farm shop and cafe there is no need to split the buildings in two unless there is another reason where they will be sold separately.</p>
<p>4 Jubilee Gardens</p>	<p>This pub won the CAMRA Pub of the Year in 2019, it is highly valuable</p>

<p>Tring Hertfordshire HP23 4JG</p>	<p>to the Aldbury community. If the current owner has said he won't reopen the pub, then I believe this application will fundamentally end up with a change of use. Please refuse all applications until a change of use has been agreed. This at least allows the community and relevant interest groups opportunity to put together a plan to save this local landmark.</p>
<p>15A Manor Road Tring Hertfordshire HP23 5DA</p>	<p>This appears to be a very similar application to 22/01328/LBC and could be construed as smoke and mirrors, intended to confuse objectors and in turn, reduce the number of objectors.</p> <p>My previous objections remain pertinent to this, not so new application.</p> <p>I object to the application on the following grounds.</p> <p>As the Trooper is a grade II listed building, any alterations should be sympathetic to the building and its ancillary structures, both internally and externally, as well as to its continued use as a pub.</p> <p>Listed buildings are protected by law as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. The listing covers both the inside and outside the building, and any structure or building within its boundaries which was built before 1947. 'Listed Building Consent' is required from the Council for any works which affect special architectural or historic interest of the listed buildings.</p> <p>The Trooper is part of English Heritage and, as a pub, it is accessible to all. I have regularly taken groups of runners to the Trooper who visit the area from all over the UK. All are fascinated to hear about its history, as well as having the opportunity to eat and drink where the Duke of York may once have briefed his troops.</p> <p>Further, this application does not appear consistent with retaining a pub. Any application for alteration should only be considered on the guarantee that it's existing use will be preserved.</p>