



The Golden Lion, London Colney Scale & Massing Model for the Site

Listed Building Consent & Planning Permission for Internal & External Alteration, Refurbishment, Demolition of Single Storey Extensions and Conversion of Function Room to Create Two Dwellings, along with the Construction of Nine Units over Three Residential Blocks, Associated Landscaping & Parking, November 2019.

Case

Working in close association with *Grade Planning* and *ph+ Architects*, The Heritage Advisory supported proposals to refurbish and reuse The Golden Lion, whilst converting the former function room to dwellings and developing a number of additional residential units throughout the near setting of the listed building.

Following modest beginnings, London Colney first began to consolidate with the coaching route from London to Holyhead - High Street - when this became one of the main routes to London, along with an abundance of associated inns to accommodate incoming coachmen and their horses. At this time the settlement had twenty six inns and pubs to serve such a need, one of which would include the Golden Lion.

Up until WWII, development there remained focused upon this trunk route for heavy freight with the locale remaining focused upon transport and associated services such as transport cafes. Since WWII, these were added to with large

housing estates, utilising meadows historically used for grazing. This has had obvious, negative implications for the setting of the now listed Golden Lion.



Concept Scheme & Layout of the Proposal

Over its more recent past, the public house began to prove economically unviable and following a period of decline, saw inevitable closure in early 2018. Its subsequent vacancy and ongoing degradation rendered reuse and wider development essential to enable the ongoing conservation of the heritage asset and the presently negative contribution this made toward the wider built and/or historic environment.

A Grade II listed building dating to the C17 with C19 additions, proposals were deliberately configured to preserve the C17 timber framed core, whilst focusing any change necessary to the ongoing functioning of the site upon the structure's more peripheral, less significant C19 fabric. In particular, this entailed conversion of the C19 function room to two dwellings.

Proposals also sought to redevelop the remainder of the site as additional housing with what is a considered and high quality design resulting from considerable liaison with the local planning authority; from pre-application stages to consent and permission. More generally, the scheme would serve to both preserve and demonstrably enhance this significantly degraded heritage asset and its immediate, already much-compromised setting.

Outcome

Following considerable liaison with the LPA - particularly with respect to detailed design and specific impacts upon the listed building - planning and listed building consent was successfully permitted in November 2019.