

Council response to English Heritage comments on modifications

Whilst the Tryst Public House and Standard Music Venue building is identified as being of some merit, its heritage value relates primarily to its historic use. On this basis, the Council seeks to either retain and refurbish the building for their established uses, or re-provide for such uses within a high quality mixed use scheme that reflects its landmark location. As both such outcomes would secure the use to which the heritage interest relates, the policy is considered compliant with the NPPF, both in terms of protecting heritage interest, and also ensuring planning operates *to encourage and not act as an impediment to sustainable growth* (NPPF para 19).

In the event that the site is redeveloped rather than refurbished, the Council does not believe there would be specific architectural features of the existing building that would need to be incorporated into proposals. As such, it is not considered necessary for policy to include any requirement that *"redevelopment should endeavour to retain the elements of the building that give it heritage significance"* and it is questioned if including such a requirement would therefore pass the 'effectiveness' and 'positively prepared' tests of soundness.

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