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This property was listed without the benefit of an internal inspection. However, it will have been designated on the understanding it was likely to retain a good proportion of its internal character. Inspection as part of the current assessment has revealed that while the staircase remains in situ, the remainder of the interior has been entirely modernised. The plan-form to all floors was severely altered during the 1980s, most significantly in the principal, ground floor space where it has been knocked through to become largely open-plan. In addition aside from the exposed roof timbers and the staircase, which is itself plain, no original fixtures or fittings survive.

The external alterations to this property have significantly affected the special interest which led to its original inclusion in the list. This is compounded by the fact that recent inspection has revealed a greater level of loss and alteration to the original interior of the building. The Huntsman Inn is now too compromised to retain the special interest it once possessed, to the extent that its retention on the list cannot be supported. It is therefore recommended for de-listing. Its inclusion within the Conservation Area is an appropriate level of recognition for its local historic interest.

CONCLUSION

The New Inn, now The Huntsman, has been extensively modified both externally and internally since the time of its designation. It has lost the special interest which led to its original listing and should therefore be removed from the statutory list.

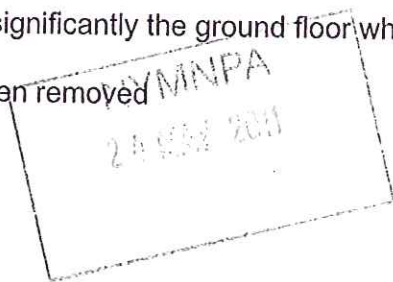
REASONS FOR DESIGNATION DECISION:

The New Inn, now The Huntsman, early-C19, is recommended for removal from the statutory list for the following principal reasons:

- * Exterior: the extent of alteration since the time of its listing has seriously compromised the original architectural and functional character
- * Plan: all floors have been extensively re-ordered, most significantly the ground floor which is now largely open-plan
- * Fixtures and fittings: almost all original features have been removed

VISITS

09-JUL-2010 Full inspection



English Heritage (Listing)

Advice Report

13 DEC 2010

COUNTERSIGNING

Countersigning Comments: Agreed. This early C19 public house has unfortunately been altered to such an extent that it has lost its special interest.
22/09/2010

Second Countersigning Comments: Agreed. Such a loss of elements of interest is regrettable. This building no longer merits designation in the national context. 26.10.10

HP Director Comments:

Proposed List Entry

AISLABY

06-OCT-1969

MAIN ROAD
(North side)
No. 22
THE NEW INN

(Formerly Listed as:
MAIN ROAD
(North side)
NEW INN)

DL

Case UID: 170676

Proposed LBS UID:

House, now Public House. Early-mid C19. Ashlar; slate roof with stone-coped gables and kneelers, stone stacks. Two storeys, 2 windows, sashes with glazing bars. Late C20 half-glazed door.



English Heritage (Listing)

Advice Report

13 DEC 2010

ADDRESS

THE NEW INN, 22 MAIN ROAD (N), AISLABY

Parish AISLABY
 District SCARBOROUGH
 County NORTH YORKSHIRE

Case UID: 170676



Date First Listed: 06-OCT-1969

Formerly Listed As: NEW INN, MAIN ROAD (N), AISLABY, SCARBOROUGH, NORTH
 YORKSHIRE

RECOMMENDATION

Outcome: Yes, de-list

Recommended Grade: DL

04-AUG-2010

BACKGROUND:

After examining all the papers on this file and other relevant information and having carefully considered the architectural and historic interest of this case, the item should be de-listed.

CONTEXT

This request to consider the building for removal from the statutory list has been prompted through the desire to re-open it as a business. The applicant points out the property was thoroughly refurbished during the 1980s, leading to no features of interest surviving. It is situated within a Conservation Area.

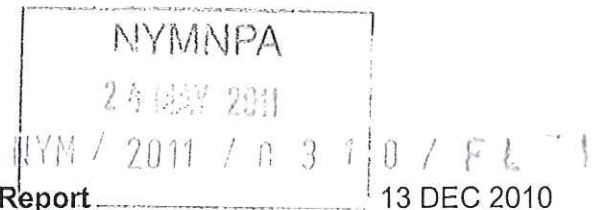
HISTORY

This building dates to the early C19. It first appears on the 1:10560 OS map of 1853 and is first labelled as an Inn on the 1919 OS map; it is therefore possible the building was converted from a residential property at some point between 1895 (the date of the previous map) and 1919. It was listed at Grade II as The New Inn on the 6th October 1969. The building went through significant alteration, both with and without listed building consent, during the 1980s. This included a major internal refurbishment along with extensions to the front and rear. All windows were replaced, although those to the main façade subsequently had replicas matching the originals inserted. The current owners bought the property in February 2010 after it had been empty for some months. It is currently known as The Huntsman public house.

DESCRIPTION

The Huntsman forms the end of a terrace of four houses, set back from the main road in Aislaby, aligned south west to north east. It is a three-storey building of ashlar sandstone construction. The front range is roofed in slate with stone-coped gables and kneelers and stone end chimneys. The main elevation was originally of four bays, however a single-storey late-C20 extension now runs across the right two bays and beyond. This incorporates a new entrance in the same position as the original, although with modern porch and door. The left-hand bay houses an arched entrance to a passageway giving access to the rear. All windows are modern. The north east elevation was originally blind, however a small stair window has been inserted at eaves height. The single storey projecting extension is to the left hand bay of the gable end. A lean-to sandstone, two-storey and one-bay extension with slate roof abuts the rear of the front range, which is in turn connected to the single-storey sandstone former outbuilding. All windows here are modern.

On entering the building there is a small porch with access to the bar area to the left and right through modern, angled doorways. The straight flight, closed-string staircase is ahead behind a



modern door. The area to the right of the stair has a modern concrete floor while that to the left has a mixture of wooden floorboards and modern tiling. Fireplaces to both sides have been removed. The 1980s bar is situated beneath the stair, projecting into both sides of the public space. These areas have modern beamed ceilings hiding RSJs. The original external wall has been removed where the front extension joins the building to form one large room. The rear wall of the public space, originally the external wall, has had large openings inserted to either side of the bar. That to the left is to accommodate extra seating, while that to the right gives access to the modern W.C. area at the rear. The left-hand rear section of the building houses modern catering facilities and storage. The first floor has two bedrooms, a living room and a modern kitchen and bathroom. A winder stair sits to the right of the landing, accessed via a wood plank door. All partition walls and doors are modern, save for the wood-plank door which may have been re-sited. There are two modern replica fireplaces to the front rooms. Ceilings in the front two rooms have been removed to expose the wooden joists. The second floor, incorporating the roof space, houses two bedrooms to the front and west. The west bedroom runs the depth of the front range, while the eastern half of this floor incorporates a large landing with modern balustrading surrounding the stair well. All walls, save for possibly a section of that through the centre, are modern partitions. Both rooms have inserted en-suite bathrooms. The original roof beams have been left exposed, although varnished and painted. The chimney stack has been retained to the west bedroom, although there is no evidence of former fireplaces.

The pub has been extended to the rear to incorporate parts of the former outbuildings into the main building. The sandstone, single-storey building to the east with gabled slate roof now forms part of the modern W.C. area. The former stable building to the west is of sandstone construction with pan tile roof and concrete ridge tiles. This building is divided in two to the ground floor with the east section having been knocked through to form the corridor from the main building to the yard, while the west section houses the cellar facilities. The loft area is accessed via external stone steps to the west gable end; the door and window openings here appear inserted. The loft is open plan and there is evidence a dividing wall with chimney stack has been removed. The roof timbers are later, and there is evidence in the stonework of the previous position of a ridge beam. This building has been partially attached to the main block via a lean-to extension with corrugated plastic roof. All windows and doors to the rear elevation are modern. The yard has had a raised concrete platform and a curved stone boundary wall inserted in the 1980s.

ASSESSMENT:

CONSULTATION

The initial report was sent to the owner, Local Authority, County Council and Amenity Societies. The owner responded to state that he had read the report carefully; he did not raise any issues. There were no other responses, however the Local Authority had previously provided information regarding the planning history of the building, but has not commented either way on the de-listing.

ASSESSMENT

The statutory criteria for a building being included on the list are that it holds special architectural or historic interest. In order for a building to be removed from the list, it needs to be clear that the building no longer has special architectural or historic interest in the national context.

An assessment of whether a building should remain on the statutory list must, as a starting point, consider the degree of loss or alteration to the building since its list description was compiled, and whether any loss or alteration detracts sufficiently from the special interest of the building to justify its exclusion. Since the New Inn became listed in 1969, it has suffered from significant alterations which detract from its early-C19 character both externally and internally. The main façade has

been extended across more than half of its width, including the addition of a modern porch to the main entrance, compromising the carefully balanced original design. While the windows to this elevation are multi-paned, they are modern replicas, while windows to the remainder of the building are almost all entirely modern in character. Extensions to the rear, often in unsympathetic materials, have subsumed the outbuildings so the functional context of the site as a whole is now difficult to read.

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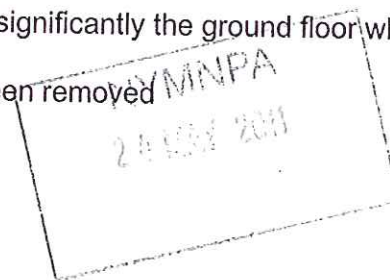
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AISLABY

NYM/2011/0310
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