

The Lord Byron Inn, Trumpington

Heartwood Inns

● Planning ● Heritage



Planning Potential secured delegated planning permission for the refurbishment and expansion of the Lord Byron Inn to provide new guest accommodation on a sensitive heritage site.

Demonstrating our ability to recover refused schemes in constrained heritage settings, combining coordinated technical evidence, detailed heritage assessment, and proactive officer engagement to secure a positive outcome.

The Challenge

The Lord Byron Inn is located within a Conservation Area and sits in close proximity to listed buildings, requiring careful consideration of heritage significance and design quality. Previous proposals for the site had been refused on seven separate grounds, presenting a clear challenge for resubmission.

Any revised scheme needed to demonstrate meaningful design improvements, address technical constraints, and balance the commercial need for expansion with the protection of the surrounding historic environment.

Without a coordinated, evidence-led planning strategy, the proposals risked further refusal, ongoing underinvestment, and reduced long-term viability of the public house.

Our Approach

- Coordinated a multidisciplinary consultant team covering drainage, arboriculture, ecology, transport and noise
- Prepared a detailed heritage assessment responding to the Conservation Area and nearby listed buildings
- Managed revisions to design, scale and layout to address reasons for previous refusal
- Led proactive and collaborative engagement with planning officers throughout the process
- Demonstrated clear improvements over the previously refused scheme through evidence-led design changes

The Outcome

- Delegated planning permission secured for a new accommodation block and pub extension
- Previous seven-reason refusal successfully overturned through coordinated evidence-led strategy
- Heritage-led design approved for a sensitive Conservation Area location
- Long-term resilience and viability of the Lord Byron Inn strengthened