

Luzborough House Public House, Test Valley

Hall & Woodhouse

● Planning ● Heritage



Heritage and Planning Potential secured full planning permission and Listed Building Consent for the sensitive renovation of the Grade II* listed Luzborough House Public House.

Demonstrating our ability to unlock sustainable futures for highly significant heritage assets, combining detailed archival research, heritage-led design, and proactive officer engagement to enable viable long-term use.

The Challenge

Luzborough House is a Grade II* listed former 16th-century timber-framed farmhouse that has evolved over several centuries and sits within a highly sensitive heritage context. The building contains medieval, Georgian and Victorian fabric of exceptional significance.

The proposals needed to carefully balance extensive heritage constraints with the operational requirements of a modern public house, while ensuring all alterations preserved the building's significance and setting.

Without a robust heritage-led strategy, the scheme risked harm to historic fabric, heritage objection, and the continued vulnerability of a valued local public house.

Our Approach

- Led a detailed heritage assessment including archival research and site investigations
- Developed a cohesive heritage-led planning strategy through pre-application discussions
- Coordinated consultant inputs and addressed all statutory consultation feedback
- Prepared proposals to relocate servicing uses away from the historic core
- Designed sensitive extensions and landscape improvements to support long-term viability

The Outcome

- Full planning permission and Listed Building Consent granted
- Sensitive renovation of a Grade II* listed public house approved
- Around 50 local jobs supported through continued viable operation
- Long-term sustainable future secured for a building of exceptional heritage significance