

Tellers Arms, Farnham

Young's & Co. Brewery PLC

● Planning ● Heritage ● Engagement



Heritage Potential secured Full Planning Permission and Listed Building Consent for the sensitive change of use of a Grade II Listed former bank to a public house and boutique hotel.

Demonstrating our ability to unlock viable new uses for heritage assets, combining early design advice, detailed listed building analysis, and proactive stakeholder engagement to secure consent through a smooth application process.

The Challenge

The proposals related to a Grade II Listed 1930s neo-classical Lloyd's Bank building in Farnham, designed by Guy Dawber and Thomas Wilson, unusually listed in 1950 when only 19 years old. The building contains highly significant historic fabric, particularly to principal internal spaces, ceilings, skylights and windows.

The scheme sought to introduce a new public house with 9 boutique hotel bedrooms and an external customer terrace, raising sensitivities around heritage impact, internal alteration, noise and residential amenity.

Without careful heritage advice and early engagement, the proposals risked heritage objection, amenity concerns, and refusal of both Planning Permission and Listed Building Consent.

Our Approach

- Led a positive pre-application strategy with Waverley Borough Council and Farnham Town Council
- Advised early on heritage significance, identifying areas for preservation and opportunities for change
- Coordinated heritage input into the evolving design to manage risk to historic fabric
- Supported engagement with Farnham Town Council alongside Communications Potential
- Assessed noise and amenity impacts, shaping mitigation including a glazed acoustic screen
- Guided the scheme through a smooth full planning and listed building consent process

The Outcome

- Full Planning Permission and Listed Building Consent secured for change of use from bank to pub
- Approval for 9 boutique hotel bedrooms and customer terrace supporting viable hospitality use
- Heritage significance preserved while enabling sensitive internal and external alterations
- Long-term reuse and enhancement of a prominent Grade II Listed town-centre building achieved