NORTH HERTFORDSHIRE DISTRICT COUNCIL

Correspondence address: PO BOX 480, M33 0DE Telephone: (01462) 474000 Text Phone: (01462) 474800



Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Na	me, Address and Contact Details	
Title: Mr	First Name: Richard	Surname: Newman
Company name:		
Street address:	The Cabinet, High Street	
		Telephone number:
		Mobile number:
Town/City:	REED	Fax number:
Country:		Email address:
Postcode:	SG8 8AH	
Are you an agent a	acting on behalf of the applicant?	
2. Agent Name	, Address and Contact Details	
Title: Mr	First Name: Mark	Surname: Cotton
Company name:	architecture & design services ltd.	Surname. Cotton
Street address:	Parndon Mill	
Sileet address.	r amuon wiiii	Telephone number: 01279444904
		Mobile number:
Town/City:	Harlow	Fax number:
-		
Country:	United Kingdom	Email address:
Postcode:	CM20 2HP	info@aandds.co.uk
3 Description	of the Proposal	
o. Description	or the Proposal	
Please describe th	e proposed development including any change of us	e:
Change of use fro	m A4 (Public house) to C3 (single dwelling)	
Has the building, v	vork or change of use already started?	s ⊚ No

4. Site Addres	ss Details	
Full postal addre	ess of the site (including full postcode where available) Description:	
House:	Suffix:	
House name:	The Cabinet	
Street address:	High Street	
Town/City:	REED	
Postcode:	SG8 8AH	
	ocation or a grid reference eted if postcode is not known):	
Easting:	536420	
Northing:	236063	
5. Pre-applica	ation Advice	
Has assistance of	or prior advice been sought from the local authority about this application?	
6. Pedestrian	and Vehicle Access, Roads and Rights of Way	
Is a new or altere	ed vehicle access proposed to or from the public highway?	
Is a new or altere	ed pedestrian access proposed to or from the public highway?	
Are there any ne	w public roads to be provided within the site?	
-		O Yea @ No
•	w public rights of way to be provided within or adjacent to the site?	
Do the proposals	s require any diversions/extinguishments and/or creation of rights of way?	
7. Waste Stor	age and Collection	
Do the plans inco	orporate areas to store and aid the collection of waste?	
Have arrangeme	ents been made for the separate storage and collection of recyclable waste?	
8 Authority F	Employee/Member	
	proyoo/inobo.	
	he Authority, I am: ember of staff	
(b) an e	elected member Do any of these statements apply to y ted to a member of staff	you? Q Yes No
	ted to a member of stall ted to an elected member	
9. Materials		
No Material detai	Is were submitted for this application	

10. Vehicle Parking								
No Vehicle Parking details were submitted for the	his application							
11. Foul Sewage								
Please state how foul sewage is to be dispose	d of:							
Mains sewer Pa	ckage treatment plant			Unknown				
Septic tank	ss pit			Other				
Are you proposing to connect to the existing dr	ainage system?	Yes	■ No □	Unknown				
12. Assessment of Flood Risk								
Is the site within an area at risk of flooding? (Re	efer to the Environment	Agency's Flood M	ap showing					
flood zones 2 and 3 and consult Environment A requirements for information as necessary.)				rity				
requirements for information as necessary.					0	Yes	•	No
If Yes, you will need to submit an appropriate fl	lood risk assessment to	consider the risk t	o the propos	sed site.				
Is your proposal within 20 metres of a watercook	urse (e.g. river, stream o	or beck)?			0	Yes	•	No
Will the proposal increase the flood risk elsewh	ere?				0	Yes	•	No
How will surface water be disposed of?								
Sustainable drainage system	Main sewer			Pond/lake				
✓ Soakaway	Existing waterco	ourse						
13. Biodiversity and Geological Cons	servation							
To assist in answering the following questions important biodiversity or geological conservation								
Having referred to the guidance notes, is there application site, OR on land adjacent to or near		of the following b	eing affected	l adversely or	conserved a	nd enha	ance	ed within the
a) Protected and priority species								
Yes, on the development site	Yes,	on land adjacent to	o or near the	proposed dev	relopment		•	No
h) Barinarda daitar incorporat habitata an atha								
 b) Designated sites, important habitats or other Yes, on the development site 	-	on land adjacent to	or near the	proposed dev	relonment		(0)	No
res, on the development site	0 163,	on land adjacent to	or near the	proposed dev	elopment		0	140
c) Features of geological conservation importan	nce							
Yes, on the development site	Yes,	on land adjacent to	or near the	proposed dev	relopment		•	No
14. Existing Use								
Please describe the current use of the site:								
A4 public house								
Is the site currently vacant?					Q Y	es 🧐) N	lo
Does the proposal involve any of the following? If yes, you will need to submit an appropriate or		ent with your applic	ation					
Land which is known to be contaminated?	omaniiiauon สรรธรรที่โซ	лк міш уош аррііс	ativii.		O 1	′es @) N	lo
Edita Willott IS MIOWIT to be collicatilliated?						UU (≥ IV	

4. Existing Use											
_and where contaminati	ion is susp	ected fo	r all or c	oart of the	e site?			0	Yes	•	No
			,					_		_	
A proposed use that wo	uld be parti	icularly	vulnerat	ble to the	e presence	e of contamination?		C	Yes	•	No
5. Trees and Hedg	jes										
Are there trees or hedge	es on the p	roposec	d develo	pment si	ite?				Yes	0	No
						development site that could influence the	е		Yes	•	No
development or might be		-			-						
equired, this and the ac	ccompanyir	ng plan s	should b	oe submi	itted along	ree Survey, at the discretion of your loc side your application. Your local plannir 337: Trees in relation to design, demoliti	ng autho	rity shou	ıld mak	e clea	ar on its web
6. Trade Effluent											
or made Emadin											
Does the proposal involv	ve the need	d to disp	ose of t	trade effl	uents or v	/aste?		C	Yes	•	No
7. Residential Unit	ts										
Does your proposal inclu	ude the ga	in or los	s of resi	idential u	ınits?				Yes		No
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origings of asc of demonitori (including changes of use)	Oes your proposal involved Use 14 - Drinking establishm Total	elopme ve the loss Class/typ	s, gain o	or chang	ge of use of	Existing gross internal floorspace (square metres) 240 240 240	Gross floorsp lost by use or o (square	ace to be change of demolition e metres) 240 240	interna propos chan (squa	gross nal floorsped (includes of under metro)	new pace uding se)	Ne gro floors de	et additions interpreted in the pace for evelopm uare me -240
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	Oes your proposal involved Use A4 - Drinking establishme Total Or hotels, residential institute of the second	elopme ve the loss Class/typ ents	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for evelopm uare me -240
9. Employment	Oces your proposal involved Use 14 - Drinking establishmer otal or hotels, residential institutions.	elopme ve the loss Class/typ ents	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for evelopmurare me -240
	O. Employment	elopme ve the loss Class/type ents	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for evelopmurare me -240
	O. Employment	elopme ve the loss Class/type ents	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for evelopmurare me -240
	O. Employment	elopme ve the loss Class/type ents	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additi oss inte pace fo evelopm uare me -240
Employment details were submitted for this application	Des your proposal involves Use 4 - Drinking establishme otal br hotels, residential inst Use D. Employment D. Employment	elopme /e the loss Class/type ents class/type	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additi oss inte pace fo evelopn uare me -240
Employment details were submitted for this application	Oses your proposal involved to be supposed involved to	elopme /e the loss Class/type ents class/type	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing gross internal floorspace (square metres)	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additi oss inte pace fo evelopn uare me -240
Employment details were submitted for this application D. Hours of Opening	Des your proposal involves Use 4 - Drinking establishment otal Dr. Hours of Openin O. Hours of Openin	elopme /e the loss Class/typ ents class/type	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 240 Existing rooms to change of use or change	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additi oss inte pace fo evelopn uare me -240
Employment details were submitted for this application . Hours of Opening	Use 4 - Drinking establishmotal br hotels, residential instructions Use 5. Employment Employment details wo	elopme /e the loss Class/typ ents class/type	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 240 Existing rooms to change of use or change	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for eveloping user more -240
D. Hours of Opening Hours of Opening details were submitted for this application	Use A - Drinking establishm Otal Otal Drinking establishm Otal	elopme /e the loss Class/typ ents Class/type ere submi	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 240 Existing rooms to change of use or change	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for eveloping user more -240
Description Employment details were submitted for this application Description Hours of Opening Description Hours of Opening details were submitted for this application Description Hours of Opening details were submitted for this application Description Hours of Opening details were submitted for this application Description Hours of Opening details were submitted for this application	Oses your proposal involved to the second of	elopme /e the loss Class/typ ents Class/type ere submi	e of use	els, plea	ge of use of	Existing gross internal floorspace (square metres) 240 240 240 Existing rooms to change of use or change	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et additions interpreted in the pace for eveloping user more -240
D. Hours of Opening O Hours of Opening O Hours of Opening details were submitted for this application	Use 4 - Drinking establishm or hotels, residential ins Use D. Employment Employment details we D. Hours of Openin Hours of Opening deta	elopme /e the loss Class/typ ents Class/type ere submi	e of use	els, plea	ase addition	Existing gross internal floorspace (square metres) 240 240 ally indicate the loss Existing rooms to change of use or	Gross floorsp lost by use or (square corrections) or gain of reduced be lost by	ace to be change of demolition e metres) 240 240 coms:	interna propos chan (squa	gross nal floorsped (includes of under metro) 0 0 osed	new pace uding (se) es)	Ne gro floors de (squ	et addit oss into pace fo evelopr uare m -240

22. Industrial or	Commercial P	rocesses and I	Machinery				
Please describe the Please include the t			be carried out on the site led on site:	and the end produc	ets including plant	t, ventilation or air con	ditioning.
Is the proposal for a	waste manageme	nt development?	0	Yes No			
If this is a landfill ap make clear what info			er information before your	application can be	determined. You	r waste planning autho	ority should
23. Hazardous S	Substances						
Is any hazardous wa	aste involved in the	proposal?	0	Yes ⊚ No			
A. Toxic substance	ees				Amo	ount held on site	
							Tonne(s)
B. Highly reactive	/explosive substa	nces			Amo	ount held on site	
							Tonne(s)
C. Flammable sub	estances (unless s	pecifically named	in parts A and B)		Amo	ount held on site	
							Tonne(s
	ority needs to make	an appointment to	oridleway or other public la o carry out a site visit, who orson		● Yes □ Nact? (Please sele		
25. Certificates	(Certificate A)		Certificate of Ownership -	Cartificata A			
freehold interest or lea	certifies that on the dasehold interest with a	ay 21 days before the at least 7 years left to	ment Management Procedured date of this application nobourun) of any part of the land to gran has the meaning given by	re) (England) Order and the second se	applicant was the overlates, and that no	wner (owner is a person one of the land to which t	he application
Title: Mr		1ark		Surname:	Cotton		,
Person role:	AGENT		Declaration dat	e: 22/08	3/2016	✓ Declarati	on made
26. Declaration							
drawings and addition	onal information. I/	we confirm that, to	cribed in this form and the the best of my/our knowled opinions of the person(s)	lge, any facts stated		Date 22/08/2016	