

Development Control,  
Council Offices  
Gernon Road  
Letchworth Garden City  
Hertfordshire  
SG6 3JF

Date: 11 February 2019  
Our ref: 16/001/A/mdc  
Your ref: PP - 07611909

Dear Sirs

**RE: THE CABINET, HIGH STREET, REED, HERTS SG8 8AH**

We confirm having submitted a Planning and Listed Building Consent application for subdivision of the property, change of use of part to a dwellinghouse and for internal alterations of the above property via the Planning Portal comprising the following documents:

Completed Listed Building Consent Application forms  
Drawing nos. 16/001/A/01B – EXISTING  
16/001/A/03 - PROPOSED  
Heritage Statement 2019

**Design Statement and Background to the Application**

This statement forms part of planning application for subdivision of the premises and change of use and the Listed Building Consent Application for internal alterations to the premises known as The Cabinet.

The property offers more than adequate provision for car parking and access arrangements are unaltered from those that exist at present. The existing car parking comprises space for 22nr car serving a public house with a floor space of 240m<sup>2</sup>. It is proposed to form a parking area marked out for 13nr cars at the northern end of the site which, with the two existing spaces at the front of the premises, would serve the proposed reduced public house floor space of 89m<sup>2</sup>. The proposed dwelling would have two spaces adjacent to the southern end of the building.

Level access for disabled visitors is available at the rear of the building.

When the applicant purchased the property in December 2015 it required urgent repairs to the fabric both in the historic part and in the newer extensions.

1. The structural stability of the front wall and roof was compromised at ground and first floor levels. A new stud partition was installed at ground floor level to tie the front wall to the chimney breast. A stud partition was installed at first floor level to tie the wall plates and purlins.
2. The above ground soil pipe located in the lounge area but serving the kitchen had been leaking. This had damaged the particle board cladding to the historic stud wall which would have formed the rear wall of the original building. The wastes were removed above ground and the floor made good. The particle board cladding was removed and the original stud work left exposed.
3. The staircase, forming part of an earlier extension to the historic building, was clad in plasterboard. This was removed and the staircase refurbished.
4. The adjacent stud partition at ground floor level was also removed in part to form new toilet facilities with new stud partitioning.
5. New sanitaryware was installed at first floor level. A new soil stack was installed and underground drainage laid to connect to the external soil drainage at the rear of the property.
6. The original brick paved floor in the ground floor side room was damaged and irregular. The bricks were lifted and relaid level.
7. New kitchen fittings were installed in the kitchen.
8. New sanitaryware was installed in the beer cellar which is now used as a games room. The fittings is served by a Saniflo macerator which pumps the waste to the existing waste connection in the utility/laundry.
9. The external doorway to the beer cellar has been filled with a frosted glass panel. The original door and frame are retained intact.
10. Softwood matchboarding dado panelling was removed from the former dining area and the walls made good with plaster to match the walls generally.
11. Level ceilings were removed and insulation was fitted between the rafters over the first floor accommodation and faced with plasterboard and lime render.
12. Level ceilings were removed and insulation was fitted between the rafters over the Games Room and faced with plasterboard and lime render.

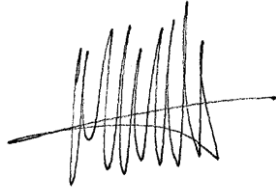
13. The premises have been redecorated completely using conservation paint products.

Listed Building Consent was refused at appeal for the above works along with planning permission for change of use of the whole premises to a dwellinghouse.

The works proposed to effect the subdivision of the property are shown on the drawings and described in more detail in the Heritage Statement.

We understand that the proposed Public House space has been offered to the local Parish Council on a peppercorn rent (or such other terms as the current owner and the Parish Council may agree) for use as a Community Asset.

Yours faithfully

A handwritten signature in black ink, consisting of a series of vertical, slightly wavy lines that resemble the letter 'M', with a horizontal line crossing through the middle.

Mark Cotton BA (arch); Dip Arch. RIBA Chartered Architect  
Director

*For and on behalf of*

**architecture & design services ltd.**