

Location:

4.2 The Cabinet public house stands to the west of High Street, Reed, Hertfordshire SG8 8AH. The main front faces on to the High Street, and the building is oriented north:south. The land on which it stands slopes up gently from the road, giving it an elevated and highly visible position in the streetscape. The principal building stands on the east of its substantial plot, with a generous grassed beer garden on the west and north bounded to the west and south by trees. There is a car park for about 20 vehicles to the south surfaced in hard standing. This is crossed diagonally by a public footpath which enters the land at its SW corner and exits immediately adjacent to the pub. The path was established at least by 1868².

4.3 To the rear of the plot on the west side of the car park is a timber shed-type structure under a pantiled roof. This was constructed before, or more recently replaced, a structure present in 1975³, under which would appear to lie a well. The present use of this building is unknown.

4.4 To the NE corner of the site next to the road is a small pond. This may be another remnant of a mediaeval moated site, of which there are at least eight recorded examples in the vicinity of Reed. Opposite the Cabinet is Drage's Farm (Listed Building (Grade II) 162609: DRAGES FARM HOUSE) which appears from scaffolding erected around it to be currently (January 2017) undergoing building works after an extended period of vacancy.

Heritage Assets

4.5 There are a number of designated heritage assets directly and indirectly affected by the proposals. These include the Grade II listed Cabinet and the Reed Village Conservation Area, and by association with the harm to the character of the conservation area, the settings of listed buildings within the conservation area.

4.6 There is no published Character Assessment/ Appraisal for the Conservation Area which defines its special interest or significance. *"It was designated in June 1974 with a first boundary amendment occurring in December 1979"*⁴. I have been advised by the planning department that they do not hold any records for the conservation area as it was designated prior to the creation of North Hertfordshire as a planning authority. Enquiry of

2 Ordnance Survey map 1868 First Edition 1:2500.

3 Ordnance Survey map 1975. No structure is visible in earlier maps at the 1:2500 scale.

4 Planning Officer report to committee on application **13/01999/ 1 20.03.2014**.

Hertfordshire County Council has been unfruitful nor does there appear to be a record kept at HRO in Hertford.

4.7 While there is, consequently, no directly attributable evidence for the significance attached to the Cabinet as an element of the Reed Conservation Area, numerous appeal decisions have turned on the loss of public house use being harmful to ('neither preserving nor enhancing') the character and appearance of conservation areas. These include the Cross Keys, the Phene Arms and the Queens Head all Chelsea (Royal Borough of Kensington and Chelsea) in 2012 (Cross Keys and Phene Arms supplied). Decisions on the White Lion, Three Tuns and the Dukes Head (supplied) also draw the same conclusion. There is no reason to see why the Planning Inspectorate ('PINS') might reach a different conclusion in this instance.

4.8 The significance of the Cabinet as a heritage asset is partly described by the List description. I will then go on to deal with its evidential, historic, aesthetic, and communal values being those aspects of a heritage asset which make up its significance (Historic England, *Conservation Principles, Policy and Guidance* 2008 pp27-32).

List Description:

4.8.1 The Cabinet was listed at Grade II in 1987, and the list description from the Historic England database records:

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE CABINET PUBLIC HOUSE **List entry Number:** 1175747

Location THE CABINET PUBLIC HOUSE, HIGH STREET

County: Hertfordshire **District:** North Hertfordshire **District Type:** District Authority

Parish: Reed

Grade: II **Date first listed:** 03-Jun-1987 **UID:** 162606

Details REED HIGH STREET TL 33 NE (West side) Reed

3/148 The Cabinet Public House

GV II

Public house. Late C17 or early C18, extended C19 and C20. Timber frame on brick base. Weatherboarded. Steeply pitched tiled roof. Originally 2 bays, extended by 1 bay to left with further additions at both ends. 2 storeys. Ground floor: entrance to left of original centre, recessed plank door in architrave with dentilled and bracketed hood, to left two 3 light small pane flush frame casements, to right one of 2 panes, all with hoodboards. First floor three 2 light small pane casements. Coved eaves. Cross axial ridge stack at original left end, part rebuilt. To rear a C19 continuous lean-to outshot behind main range and first added bay,

weatherboarded and rendered. Rendered upper part of rear wall on main block with some comb pargetting. Short C20 gabled addition to left end, set back slightly. 1 storey mid C20 addition to right end with an entrance. Beyond this to right a C19 weatherboarded and slate roofed outbuilding with 2 doors to front. Interior: chamfered axial bearer, stop chamfered fireplace lintel.

Listing NGR: TL3639436049.

History:

4.8.2 Early history. The Historic Environment Record (APP 6) indicates that both Reed and its immediate and wider environs has been a place of settled human habitation since at least prehistoric times (NMR Excavation Record). Several Scheduled Ancient Monuments dot the area including earthworks and the remains of mediaeval moats. St Mary's, listed at Grade I, dates from the early C11th, indicating a continuous pattern of settlement of more than 1000 years.

HER Records from the Heritage Gateway.

4.8.3 Designated Heritage Assets

Title	Type	Location	Grade
CHURCH OF ST MARY	Listing	CHURCH OF ST MARY, CHURCH LANE, REED, Reed, North Hertfordshire, Hertfordshire	I
CRABTREE COTTAGE	Listing	CRABTREE COTTAGE, CROW LANE, REED, Reed, North Hertfordshire, Hertfordshire	II
DRAGES FARM HOUSE	Listing	DRAGES FARM HOUSE, HIGH STREET, REED, Reed, North Hertfordshire, Hertfordshire	II
REED HALL	Listing	REED HALL, CHURCH LANE, REED, Reed, North Hertfordshire, Hertfordshire	II
NORTH FARM HOUSE	Listing	NORTH FARM HOUSE, CROW LANE, REED, Reed, North Hertfordshire, Hertfordshire	II
THE CABINET PUBLIC HOUSE	Listing	THE CABINET PUBLIC HOUSE, HIGH STREET, REED, Reed, North Hertfordshire, Hertfordshire	II
THE WOOLPACK	Listing	THE WOOLPACK, LONDON ROAD (A10), Reed, North Hertfordshire, Hertfordshire	II
MILESTONE	Listing	MILESTONE, LONDON ROAD (A10), Therfield, North Hertfordshire, Hertfordshire	II
COSYKOT	Listing	COSYKOT, HIGH STREET, REED, II	

		Reed, North Hertfordshire, Hertfordshire	
WISBRIDGE FARM HOUSE	Listing	WISBRIDGE FARM HOUSE, HIGH STREET, REED, Reed, North Hertfordshire, Hertfordshire	II
MILESTONE	Listing	MILESTONE, LONDON ROAD (A10), Therfield, North Hertfordshire, Hertfordshire	II
GOODFELLOWS FARM HOUSE	Listing	GOODFELLOWS FARM HOUSE, CHURCH LANE, REED, Reed, North Hertfordshire, Hertfordshire	II
BARN AND SHED ABOUT 30 METRES NORTH OF QUEENBURY (NOT LISTED)	Listing	BARN AND SHED ABOUT 30 METRES NORTH OF QUEENBURY (NOT LISTED), DRIFTWAY BARN AND SHED ABOUT 30 METRES NORTH OF QUEENBURY (NOT LISTED), CHURCH LANE, REED, Reed, North Hertfordshire, Hertfordshire	II
Moated site, Goodfellows.	Scheduling	Reed, North Hertfordshire, Hertfordshire	Not Applicable to this List Entry
Double moat and fishpond, Queenbury	Scheduling	Reed, North Hertfordshire, Hertfordshire	Not Applicable to this List Entry
Reed Hall moated site, Reed	Scheduling	Reed, North Hertfordshire, Hertfordshire	Not Applicable to this List Entry
Bush Wood moated site and hollow-way	Scheduling	Reed, North Hertfordshire, Hertfordshire	Not Applicable to this List Entry

4.8.4 National Monuments Record Excavation Index

[REED PUMPING STATION](#)

Site code: RDPS07. Monitoring of groundworks for a rising main recorded an ealier drainage ditch. Information from OASIS Online Form. NMR Microfilm Index; PRN: 10863. HERTFORDSHIRE, NORTH HERTFORDSHIRE, REED

[REED HALL, CHURCH LANE](#)

Site code: HN617. Monitoring of groundworks for a new riding arena recorded undated gullies and a ditch. Information from OASIS Online Form. HERTFORDSHIRE, NORTH HERTFORDSHIRE, REED

[MILL KORNER, JACKSONS LANE](#)

Site code: REED-1-1998. Monitoring of redevelopment groundworks recorded possible medieval ditches. Funded by Church Green Developments Ltd. HERTFORDSHIRE, NORTH HERTFORDSHIRE, REED

[REED FIRST SCHOOL, JACKSON'S LANE](#)

Site code: RJL02. Monitoring of extension groundworks recorded no significant

archaeological activity.
HERTFORDSHIRE, NORTH HERTFORDSHIRE, REED

REED HALL, REED

Site code: REED-3 1999. Evaluation in advance of proposed development recorded prehistoric finds but no significant archaeological features. NMR Microfilm Index PRN: 7831 (NB No working copy of microfilm held at NMR at present.)
HERTFORDSHIRE, NORTH HERTFORDSHIRE, REED

4.8.5 Hertfordshire HER – County Records Office

A visit was made to the archives on 14th January 2017 and records sought for the Cabinet but not for any other records. There is presently an error with the search facility on Heritage Gateway so that no results could be retrieved for archaeology. “*Hertfordshire HER & St Albans UAD: An error occurred*”.

The Cabinet: Building History

4.9 An undated leaflet *Barkway Parish: Public Rights of Way* guide says “The Cabinet began life as a tiny weather-boarded house and was once used as a meeting house by exiled French Huguenots.” This has not been verified by any primary sources, but the establishment of lace-making and weaving occurred in the mid C16th when Walloons arrived from Belgium. They were much assisted by the arrival of the Huguenot refugees following the Revocation of the Edict of Nantes which saw an influx into Great Britain of more than 50000 refugees beginning in 1685 and continuing for a decade or longer.

4.10 Quoted in THE HUGUENOTS, THEIR SETTLEMENTS, CHURCHES, AND INDUSTRIES IN ENGLAND AND IRELAND. By SAMUEL SMILES⁵ Mrs. Pallisek — History of Lace, p. 353. “*De Foe, in his Tour through the Whole Island of Great Britain [published 1724-7], writes, " Through the whole south part of this county, as far as the borders of Buckinghamshire and Hertfordshire, the people are taken up with the manufacture of bone-lace, in which they are wonderfully exercised and improved within these few years past," most probably in consequence of the arrival of the French settlers after the Revocation of the Edict of Nantes. "*

4.11 If true, it is possible that the Cabinet, dated late C17th by the list description was in fact constructed as a meeting house for the Huguenot population in the area. It is not at all uncommon for small congregations to adopt or construct buildings of domestic appearance and scale for worship purposes.

⁵ http://archive.org/stream/huguenotstheirse00smil/huguenotstheirse00smil_djvu.txt Accessed 12.1.2017 Published London John Murray 1881.

4.12 According to Johnson⁶, there has been an public house in Reed since at least 1657 when it was kept by Hugh Ivens. He says “*whether this was the later Cabinet is unknown*”. He continues “*In 1806 the Cabinet (named at that date) was held by Ann Valentine⁷ and was acquired ... in the C19th by J & J E Phillips⁸ of Royston, brewers.*” A photograph of the Cabinet obtained from the National Monuments Record in Swindon shows that at the time it was taken (1960) it was owned by Manns Brewery. The NMR record map of assets within 1km of the centre of Reed forms Appendix 5.

4.12.1 The OS map for 1878 shows a Red Lion between Reed Green and Reed End, to the south and west of the junction of The Joint and London Road/A10. A building of late C18th appearance stands there now, seemingly a dwelling. It is three bays under a slate roof and with curious later projecting bay windows to either side of the central door on the ground floor roofed over to form a porch.

4.12.2 The Statutory List records the Woolpack, Grade II, half a mile south of the 'Red Lion' site, on the east side of the London Rd/A10 on the corner of Blacksmiths Lane. A handsome thatched mid C17th building in a prominent position, it was converted some years ago and is no longer a PH.

Occupation & ownership

4.13 By the Census of 1851 the Cabinet was being run by Daniel and Martha Drage. He gives his occupation as Agricultural Labourer and Publican. There are further references to the Cabinet and the Drage family in Reed in the newspapers throughout the C19th from 1842 onwards⁹. It was not at all uncommon for farmers to double up in this way, with the wife working as 'brewster' in the scullery or an outshot to the rear, while the husband came home at night to be the 'host'¹⁰. In 1891 The Woolpack was being run by William Gilbey who is described in the Census as “Publican and Farm Labourer”. With Drage's Farm across the road, this was seemingly a joint family enterprise. In 1866 Daniel Drage's death from head injuries following a fall from a cart and an assault by his wife Martha is recorded in the local paper.

- In the 1871 Census Martha's parents have moved in with her and her son George

⁶ William Branch Johnson “Hertfordshire Inns: Part One East Herts.” Letchworth Printers Ltd. Letchworth, Herts. 1962

⁷ Verified in the Hertford Records Office 14.1.17 : OS/VAR/535 Recognizance Anne Valentine Victualler Cabinet Reed 17/09/1806

⁸ J & JE Phillips Brewers in Royston fl from c 1725 to 1949, when acquired by Greens wine & spirit merchants. Brewery History Society online; “Brewers in Hertfordshire” Allan Whitaker 2006. The transfer of the business to Manns is not recorded.

⁹ Find My Past website provided both Census and Newspaper references. January 2017.

¹⁰ A tradition which continues even to the present day. Nick Hoare, farrier and publican runs the White Horse in Quidhampton with his wife.

to the 'Cabenet' at Reed.

- By 1881 'The Cabinet Inn' is occupied by Alfred Bonfield, who gives his occupation as Blacksmith, and his family. Again, it was not at all uncommon for the tenant to hold two occupations- farmer or blacksmith or shopkeeper as well as ale house keeper or publican. The publican blacksmith's customers could refresh themselves while waiting for their horses to be shod or implements or wheels repaired, giving the blacksmith a second source of income. Hence the many pubs called the "Three Horseshoes" "Anvil" and "Blacksmiths Arms" and the preoccupation with vehicles (waggon, ploughs and coaches) and horses of every colour. A great many traditional pubs had a forge tucked away behind the main building, as at the Grade II Black Horse in Brent Pelham where it (or a replacement) survives today as 'The Old Smithy', a dwelling.

- The 1891 Census records William Burns, 'publican' and his wife Emily in possession.

- George Hills, 'publican and farm bailiff' with his wife and five dependants are recorded there in 1901.

- George & Mary Ann his wife and four dependants still in occupation in 1911. The Cabinet is recorded as having 6 rooms, 'not including kitchen, scullery, lobby, bathrooms, hallways' etc.

Information supplied by campaign group members on more recent history:

- up to 1997 Sedgwick Rough family: Various, some good and some not.
- 1997-1998 Greg Molen *Very successful, very quickly.*
- 1998-2003 Owned by Denby & Jane St. John-Williams, managed by Ross Moynihan and Justin Scarborough-Taylor.
- 2003-2005 Paul Bloxham & Co Paul Bloxham and PJ (brother in law) *Well remembered Rugby World Cup breakfasts & lunches.*
- 2005-2008 Simon Smith & Mark Hagger, Simon, Dawn and others. *Biggest Cabinet era for weddings.*
- 2008-2011 Albanwise: managed successfully by Angus Martin and Tracey.

- 2011 Pub closed due to alleged financial misappropriation.
- 2011-2015 Albanwise – Pub remained closed.
- 2015-present Richard Newman.

4.14 Conclusion: the Cabinet has, demonstrably, been in continuous operation as a pub since at least 1806, and possibly from the C17th.

Significance Assessment.

4.15 Evidential value: “the potential of a place to yield evidence about past human activity”. The Cabinet as a 'public house' is evidence of the community's social interaction and bodily sustenance. Pubs are places specifically designed for interaction between members of a community and for the provision of hospitality for travellers passing through. Applied to the Cabinet, the physical manifestation of the Cabinet as a vernacular building, evolved and adapted over time, is evidence of human activity in the form of building construction. Early fabric recorded in the list description indicates an accomplished embodiment of architectural attainment. Its location approximately at the centre of the scattered settlement attests to its social and service function. The Cabinet's communal use and the architectural and historic character make a positive contribution to the character of the conservation area.

4.16 Historic value: “the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative”. The Cabinet is listed Grade II for its 'group value', that is, as an element within the built environment of Reed village and as such is a building making a positive contribution to the Conservation Area of which it is an integral part. It has a long historic association with the Drage family, settled in the village and immediate area for hundreds of years. As a locus of community interaction where residents have come together to mark important life events as well as casual daily interaction, the Cabinet's historic value connecting the past to the present is apparent. The Reed Conservation Area as a designated heritage asset is valued both for its varied historic architectural character and for the variety of uses: residential, farming and its sole pub.

4.17 Aesthetic value: “the ways in which people draw sensory and intellectual stimulation from a place”. Aesthetic values pertain chiefly to a site's visual appeal. The Cabinet is an exemplar of vernacular Hertfordshire architecture and sits familiarly,

comfortably and easily in its built and geographic context. Weatherboarding, a pitched roof and a detached building standing in a commodious plot, make the Cabinet typical of the character of its surroundings. A key element of its aesthetic appreciation and identifier as a public house and hence its character and aesthetic significance was its signage, which has been lost. The loss of these signifiers of use harm its Landmark Status, described by Historic England¹¹ as *“An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.”*

4.18 Communal value: *“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”*. Historic England¹² describes *“Social and Communal: Value Relating to places perceived as a source of local identity, distinctiveness, **social interaction** and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place.”* The chief significance of any heritage asset¹³, and this is especially true of public house is its function, that is, the pub as a place of social interaction. This is proved both in the many objections to the loss of the public house use and by its resulting registration as an Asset of Community Value (ACV) under the Localism Act. Common to all successful ACV nominations are the testimonies of pub users who associate their local pub with important life events and day-to-day social interaction in friend, family or common interest groups. *Communal value* underpins the policy objectives of paragraphs 28, 69 and 70 of the Framework.

4.19 Evolution over time. Buildings evolve over time to meet the needs of their users and occupants. The Cabinet is no exception. The list description identifies several phases of development from the late C17th to C20th. All fabric and alterations recorded in the planning history at §5 dating from before 1989 (the date of listing) are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. The present built form is indicative of a public house use which has flourished at the premises, requiring additions over time to accommodate the trade.

4.20 Summary of significance. Ranked in order of importance:

1 Communal Value. The Cabinet is chiefly valued as a place of social interaction and communal memory. High.

11 Local Heritage Listing: Historic England Advice Note 7 2016

12 Local Heritage Listing: Historic England Advice Note 7 2016

13 What would a church be without worship? A brewery without brewing? A school without learning?

2 Evidential and historic values. As a repository of human activity; an evolved public house demonstrating its changing fortunes over time. High.

3 Aesthetic value. The Cabinet is typical rather than exceptional. In its architectural features it shares many of its characteristics with other pubs in the Hertfordshire/Cambridgeshire area. Medium.

4 The Cabinet does not have any values ranked at less than medium, except for any unauthorised works which are, or could become, harmful to the fabric, planform, layout and consequently our understanding and appreciation of it as an historic artefact.