



The Cabinet

The Appeal stage

25 April 2018



What has happened so far?

November 2015

- The owner acquired the pub by auction

Autumn of 2016

- By autumn of 2016 he had turned The Cabinet into a house without planning or listed building consent

September 2016

- Retrospective applications for planning permission for “change of use” and listed building consent were lodged

October 2016

- Save the Cabinet Action Group formed. 90 written objections submitted

July 2017

- Planning permission refused, against the recommendation of NHDC planning officers. The listed building applications remain undetermined



The Appeal

Appeal lodged November 2017

- Appellant asks for an Inquiry

It “went live” on 27 March 2018; we were notified on 11 April

- Written representations procedure indicated
- Action Group’s petition lodged

23 April - upgraded to a Hearing

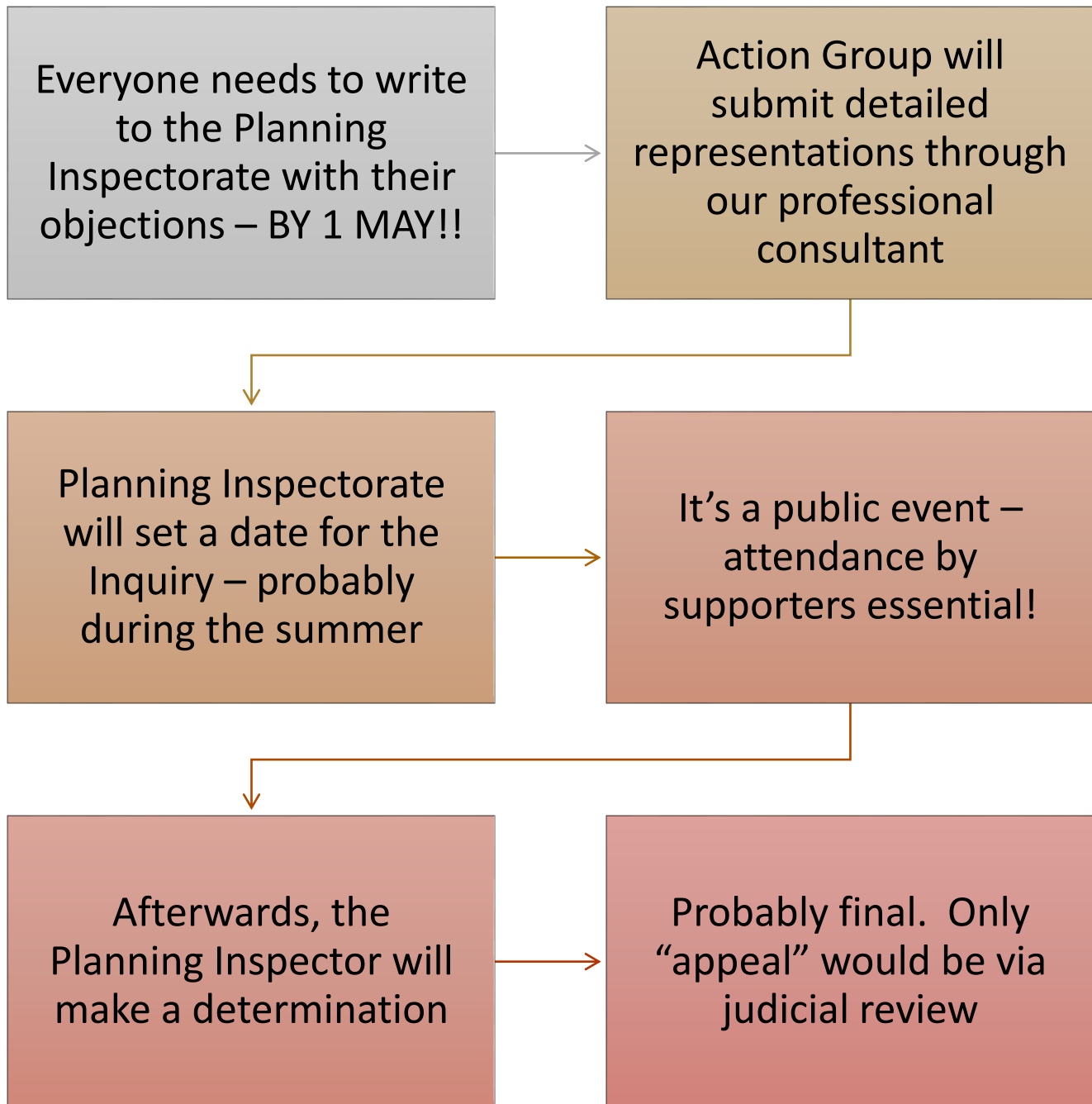
24 April –upgraded to a Public Inquiry

Deadline for written representations by interested parties still 1 May

- No date yet for the Inquiry



What happens next?



What will happen at the Inquiry?

- A Public Inquiry is a formal proceeding where evidence is typically given on oath. The parties are usually represented by lawyers
- Action Group will need to instruct a barrister. But this will cost £££££s
- Expert evidence can and will be given (also expensive). Main contentious issue likely to be viability
- Likely to be one or two days. Venue to be decided – we have suggested Reed Village Hall, but Letchworth quite likely
- Open to the public
- Determination won't be announced for some weeks afterwards



How can I help?

Write

- Send in a written representation
 - If you objected at the application stage your representation should be passed to the Planning Inspectorate
 - But that's not a reason for holding back now.

Attend

- Attend the Inquiry
 - A solid attendance by supporters can help swing events of this kind. Worth having a day off to help save our pub!

Donate

- Help us pay for all this!
 - Defending a complex planning appeal will be expensive. We need to raise money quickly!
 - Come to one of our events or donate to the Fighting Fund. More details at the end of this presentation



How to send in written representations

You can write online, by email or by “snail mail” – but you must meet the deadline of 2359 on 1 May

Things you could raise:

- Expert opinion confirms Cabinet’s viability
- Cabinet’s status as an Asset of Community Value (ACV)
- Sustainability: impact on economic opportunities for young, and isolation for older people
- It’s a listed building, and much of the heritage value arises from the Cabinet’s status as a pub; no listed building consent has been obtained
- Weight should be given to retrospectivity – “intentional unauthorised development” is a material factor, according to government guidance



Act now!

Write to the Planning Inspectorate

- Do it online: <https://tinyurl.com/cabinetappeal> - by May 1
- By email: west1@pins.gsi.gov.uk – quoting APP/X1925/W/17/3188914 and “The Cabinet, High Street, Reed” – by May 1
- By post: The Planning Inspectorate, 3P Kite Wing, Temple Quay House, 2 The Square, Bristol BS1 6PN – quoting APP/X1925/W/17/3188914 - no later than tomorrow!

Help raise money to save The Cabinet

- Come to our Pop-up Pub night on Saturday and put some money in the pot
- Join in our golf day on 11 May or sponsor a hole
- Write an old-fashioned cheque to “Save the Cabinet Action Group” – or make an online transfer

