

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

Date: 20<sup>th</sup> May 2019  
Our ref: 16/001/A/mc  
Your ref: PP - 07870904



Dear Sirs

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

Please be advised that we have, today, lodged a Listed Building Consent Application for works to the above building using the Planning Portal. For the sake of clarity, the application comprises the following documents:

Completed Listed Building Consent Application forms

Drawing nos. 16/001/A/01 revision B – EXISTING  
16/001/A/03 revision C - PROPOSED

Heritage Statement May 2019

**Design Statement and Background to the Application**

This statement forms part of Listed Building Consent Application for the regularisation of works carried out prior to this application and further works required to restore the premises known as The Cabinet as a public house.

Planning History:

Various applications have been submitted since 2016 as follows:

<u>Reference</u>	<u>Application Type</u>	<u>Description</u>	<u>Status</u>
16/02113/1	FULL PLANNING	Change of use from A4 (Public House) to C3 (single dwelling)	Refused
16/02129/1LB	LISTED BUILDING CONSENT	Internal Alterations associated with Change of Use from Change of use from A4 (Public House) to C3 (single dwelling)	Refused
17/01524/1LB	LISTED BUILDING CONSENT	Retention of insulated vaulted ceilings to the games room at ground floor and across the first floor following removal of horizontal ceilings at first floor	Not Determined
19/00341/FP	FULL PLANNING	Subdivision of public house and change of use of part to dwelling house. Creation of new car parking for public house	Refused
19/00342/LBC	LISTED BUILDING CONSENT	Subdivision of public house and change of use of part to dwelling house. Internal alterations and regularisation of unauthorised works	Refused

Having purchased the property at auction in December 2015, being the sole bidder, the applicant has been occupying the property as a single dwelling house and has carried out a number of urgent repairs to both the historic part of the building and the newer extensions.

Having initially sought Planning and Listed Building Consent to convert the building into a single dwelling house, applications which were refused at Appeal, the applicant has subsequently sought permission to sub-divide the property to retain a viable level of A4 use alongside a residential property. Following the refusal of the latest applications, the applicant now applies for Listed Building Consent for works carried out previously and further works required to return the building to full A4 (public house) use.

#### Retrospective Works:

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.

Retrospective Permission is sought for items 1, 2, 4 – 6 and 10 – 13.

Items 3 & 7 - 9 are to be superseded by the works detailed below which are required to reinstate the former A4 use.

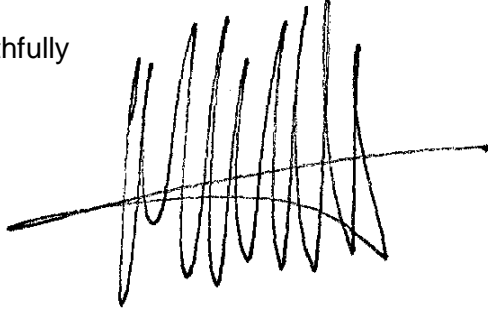
#### Additional Works:

1. Construction of new studwork, including door, around stairs to first floor to create fire separation between residential accommodation and public areas;
2. Conversion of ground floor shower room to form accessible WC to serve public areas;
3. Installation of new doors in existing frames to utility / boiler room and between lounges;
4. Construction of new bar (*subject to further Listed Building Consent Applications relating to design and appearance*);
5. Sub-division of existing Games Room Shower Room to form 2no public toilets with installation of new sanitaryware, forming of 1no doorway through modern timber studwork partitioning and erection of sub-dividing partition between toilets;
6. Construction of new timber studwork to form kitchen within existing Games Room;

7. Removal of glazed panel within games room and repairs and reinstatement of existing door;
8. Installation of new extract fans as detailed on application drawings;
9. Installation of new kitchen fittings (*subject to further Listed Building Consent Applications relating to design and appearance*);

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

Yours faithfully

A handwritten signature in black ink, consisting of a series of vertical, slightly wavy lines that resemble the letter 'M' repeated several times, 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.**