

DELEGATED FILE NOTE

CASE OFFICER: ...Anne McDonald.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
19/00342/LBC	Internal alterations to facilitate the sub-division of the building to be part retained as a public house and part change of use to a single dwellinghouse. (Amended description only).	The Cabinet High Street Reed Royston Hertfordshire SG8 8AH

Submitted Plan Nos

16-001-A-01B; 16-001-A-03

1.0 Policies

SECN16 Conserve + enhance historic environment

XHE1 Designated Heritage Assets

2.0 Site History

2.1 There is an extensive planning history for this site. Of relevance are:

- 1.0 16/02113/1 refused planning permission for the change of use to a single dwellinghouse;
- 2.0 16/02129/1LB & 17/02129/1LB are outstanding listed building applications submitted in association with application 16/02113/1. These applications are still live.
- 3.0 19/00341/FP is the planning application submitted in association with this listed building application. This application is recommended for refusal.

3.0 Representations

3.1 This application was advertised with site and press notices. 20 replies have been received, all objecting. All are copies of letters already submitted for application 19/00341/FP, so are not repeated here. A few of the points raised by SCAG are relevant. These are:

- 1.0 the installation of a kitchen, bar and loos will require further works so this application is inadequately detailed;

2.0 no details of the sound and fire proofing have been provided. What is needed to meet building regulations may not be achieved in a listed building.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Cabinet is a two storey, timber clad building located on the east side of the High Street, adjacent to the village pond. The building is wide, although relatively shallow in depth, and sits fairly close to the lane frontage, with a car park and rear gardens. There is a change of levels at the front, with steps up and a patio area in front of the building. A new driveway area has been laid in front of the pub next to the pond. At the rear there is a range of single storey buildings. There are photos in Anite.

4.2 **Proposal**

4.2.1 This application for listed building consent is for the proposed works only to sub-divide the building into a single dwellinghouse and a reduced public house area, in association with planning application 19/00341/FP.

4.2.2 All the works that have already been undertaken in the building in association with application 16/02113/1 which was refused and then dismissed at appeal, are contained within applications 16/02129/1LB and 17/02129/1LB, which are still live applications.

4.2.3 Therefore the works being considered in this application are the proposed works shown on drawing number 16/001/A/03.

4.2.4 A Heritage Statement February 2019 ref. 16/001/A has been submitted in support of this application. This lists existing works to the building, which as set above, are not relevant. The proposed works are listed as:

- a) The blocking of two openings internally with twin stud partitioning to achieve 1 hr FR and a measure of sound insulation between the two parts of the premises in accordance with the Building Regulations;
- b) Removal of domestic kitchen fittings and appliances from the Saloon and their reinstallation in the new Kitchen area;
- c) Removal of a shower tray from the WC;
- d) Removal of a wardrobe cabinet from the Tap Room;
- e) The removal of the fixed glazed screen and the repair and reinstatement of the original external door to the Tap Room;
- f) The installation of fire stopping at roof level beneath the tiles on the line of the walls around the Utility Room as shown on the drawing;
- g) The sealing up of the external door in the new Kitchen area to facilitate installation of the relocated kitchen units;
- h) The erection of a 1.8m high close boarded timber fence on the line of the rear shared boundary between the retained Public House and the new dwelling;
- i) The marking out of car spaces at the rear and front of the retained Public House.

4.3 **Key Issues**

4.3.1 As the works which have already been undertaken within the building are contained within the two live applications named above, the description of these works was changed to reflect only the proposed works in association with application 19/00341/FP.

4.3.2 Other than the list of works stated above, no further or additional details have been provided. The actual method used for the blocking up or the internal openings and the sound and fire insulation required, may not be compatible with the listed building and could have harm on the fabric of the listed building. As the associated planning application has been recommended for refusal, I have not sought these details.

4.4 **Conclusion**

4.4.1 The application is being recommended for refusal on the basis that the full details of the internal works proposed have not been provided. This is contrary to emerging Policy HE1 of the Local Plan 2011 – 2031 and as the full details of the works have not been provided, the impact these works would have on the special character of the building, they may give rise to less than substantial harm contrary to paragraph 196 of the NPPF.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 **REFUSED** for the following reasons:

1. Full details of the proposed internal works for the separation, sound and fire proofing have not been provided. This is contrary to emerging Policy HE1 of the Local Plan 2011 - 203. Furthermore, as the full details of the works cannot be assessed, the works could cause less than substantial harm to the listed building, contrary to paragraph 196 of the NPPF.

<p>Signed</p>  <p>Simon Ellis</p> <p>Determining Officer</p>	<p>Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF</p>
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Date: 3 April 2019	
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