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Date: 22 August 2016
Our ref: 16/001/A/mdc
Your ref: PP - 05429030



Dear Sirs

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

We confirm having submitted a Full Planning application for change of use of the above property via the Planning Portal comprising the following documents:

Completed Planning Application forms
Drawing nos. 16/001/A/01
Design & Access Statement (incorporated in this letter)
Mullucks & Wells letter dated 4 March 2016

We enclose a cheque for £385.00 made payable to North Herts District Council for the application fee.

Design & Access Statement and Background to the Application

This statement forms part of the Planning Application for change of use of the existing premises known as The Cabinet from Class A3 (Public House) to Class C3 (Dwelling). This application does not include any proposals to alter or extend the premises in any other way.

The Cabinet had been marketed at least since July 2011 but had received only limited interest as A3 Use none of which were successfully concluded. This comprised 27 viewings with various parties including agents for a pub group, developers and restaurateurs and some of which were interested only in residential redevelopment of the site. Eventually, the property was put up for sale by auction in October 2015 and, on the day, the applicant was the only bidder despite the Parish Council being given a first option under a license scheme. We enclose a copy of a letter dated 4 March 2016 from Mullucks and Wells setting out the marketing history of the property between 2011 and 2015.

The property was purchased by the applicant on the assumption that the only sustainable use for the property was as a dwelling. At present, the applicant is living in the residential rooms on the first floor. Granting change of use from A3 to C3 will secure the long term future of this Grade II listed building and remove the risk of it being left vacant again and lacking proper maintenance for possibly years to come until a commercial user can be found.

The property offers more than adequate provision for car parking and access arrangements are unaltered from those that exist at present. Level access for disabled visitors is possible at the rear of the building where sanitary facilities are now provided.

Listed Building Consent has been applied for under a separate application for approval to the minimal, internal alterations needed to secure the structural integrity of the fabric and a sustainable and secure layout of the premises.

Yours faithfully

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

Director
For and on behalf of

architecture & design services ltd.

