



Anne McDonald and Mark Simmons
North Hertfordshire District Council

By email

6th May 2021

THE CABINET, HIGH STREET, REED: APPLICATIONS REF 20/02430/FP & 20/01350/LBC

We are writing in response to the further re-consultation on The Cabinet which, you have explained, arises from further amendments to the submitted plans covering the erection of railings at the front of the premises, and the boxing in of the kitchen flue.

Railings

Installation of the new railings represents a further example of the applicant's propensity to carry out work first and think about the need for planning permission and/or listed building consent afterwards, a practice that will make it extremely difficult for the local planning authority to take a view on the effect of the project as a whole. In our letter of 13 April we drew attention to significant developments on the site for which no planning permission or listed building consent has yet been sought. So far as we are aware, nothing has changed.

As to the railings themselves, we maintain the view set out in our letter that the evident intention to exclude the public from the part of the patio in front of the two-storey part of the building appears inconsistent with its being used in a manner ancillary to the "pub" use.

Kitchen flue

As to the boxing-in of the kitchen flue, the revised plans indicate that the pipe would only partly be screened, and the final section of it would remain visible. Consequently, the proposal does little to allay the concerns we have previously expressed about its appearance as a bulky, incongruous addition. The proposed timber boxing affixed to the roof as proposed would itself, we suggest, be harmful to the special character of the listed building.

The plans say that the material to be used is feather-edged timber. The applicant has provided no information explaining why the material is said to be suitable for this purpose, or how weather- or condensation-proof it would be. We note the concerns already expressed by the Environmental

Health officer about noise and other nuisances. The fans are not silent and can sometimes be heard in the fields behind The Cabinet and beyond, as well as on High Street, and we note that a complaint about odour has already been recorded. No information has been provided about what, if any, effect, the proposed boxing would have on these issues.

Moreover, the idea that timber fence boarding would be placed as close as proposed to a flue carrying hot fumes appears to us to be something that fairly obviously requires further explanation and analysis as to fire safety.

We agree with the view put forward in other comments that other more suitable ways could have been employed to provide the necessary extraction. The fact that the current flue was erected is further evidence of wholesale disregard on the part of the applicant for the heritage status of this lovely old, listed building.

As before, we urge the Council to refuse these applications for planning permission and listed building consent.

KEN LANGLEY

Chair, Reed Parish Council