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VARIATION OF PERMISSION (HDC REF 24-1165FUL) FOR CONVERSION OF PUB TO RESDIENTIAL DWELLING

(FORMER) MILLERS ARMS, ACKERMAN STREET, EATON SOCON, ST NEOTS, CAMBS PE19 8HR

Dear Andrea

I write with reference to the above permission and as discussed now submit an application seeking to amend Condition **02 'Approved Plans'** to see the new drawings confirmed as 'approved' so that they more accurately portray the building than those previously approved. I think the example I gave you of the Eastern / Left Side Elevation as shown is definitely a case of 'a picture painting a thousand words' when it comes to highlighting the discrepancies between the approved drawings and the actual building.





Again as discussed, I'm mindful that once the conversion works are completed (having already commenced a couple of

weeks ago) that it will be beneficial to all for the ‘approved plans’ to actually look like the dwelling created. As such, the proposals should be considered largely as a simple tidying exercise ahead of the future sale of the property.

However, the proposed replacement drawings also allow for the removal of a few elements of no architectural or historic merit to make the property more suited to family occupation. The (outside) toilets and ‘cellar’ are housed in modern outbuildings of mixed blockwork and pre-cast concrete construction as shown below. With permissions for these structures having been granted in 1974, ’86 and ’93 (HDC refs 74-0896FUL, 86-0684FUL & 93-0685FUL) they cannot be considered to have any benefit to the residential property to be created or wider streetscene. Equally, a rear extension to the building of a similar age and architectural merit as the outbuildings would also be removed to allow a more natural residential property to be achieved.









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As can be easily appreciated, the requirements for a pub to have numerous toilets and a beer cellar housed in a series of simple structures is not shared by those of a family dwellinghouse the property is being converted to.

The rear extension to the property is both equally unsuitable for a family home and also of a similar age and construction as the store / cellar it sits beside. As can also be seen on the external and internal photos below, details such as timber cladding and the ‘beams’ are simply decorative in nature to hide the utilitarian nature of the modern building.







As shown on the proposed replacement drawings, no new floorspace or ‘external alterations’ are proposed, so again highlighting the ‘tidying nature’ of the proposals. I’m happy that the proposed replacement drawings would both allow a truer understanding of the property and allow it to be more suited to family occupation.

Please do not hesitate to contact me should you wish to discuss any aspects of the proposals, or should you feel you require any additional details, and I look forward to receiving your confirmation of the validation of the application in due course.

Yours sincerely

Simon Richardson
GamPlan Associates