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Head of Development Control

Babergh and Mid Suffolk District Councils
Endeavor House
8 Russell Road
Ipswich

24.5.2021

Dear sir,

RE: Proposed Holiday Lets and Changes to External Spaces The Cross Keys Henley

Please find attached our completed application seeking Full Planning Permission for the above. This fully revised proposal follows the recently withdrawn submission at the same location.

Following the representations received from the Parish Council and residents during the consideration of the previous Application and, discussions with Alex Scott, the applicant is now proposing a significantly different scheme which, it is considered, addresses the concerns raised.

Whereas the previous scheme proposed the total conversion to holiday lets and therefore loss of the pub, this second scheme retains the pub essentially intact. The proposal utilises currently unused floor area – a garage and over-spill area to create a ground floor holiday let. The pub remains with its primary spaces and functionality unchanged as shown on the supporting drawings. A further holiday let is to be created from the existing out-building.

The retention of the Cross Keys as a functioning Pub and restaurant was a key issue for the Parish Council and residents and the applicant has responded to their concerns with a revised scheme which retains the pub together with the full extent of the existing car park. Further parking is proposed to serve the holiday lets. As previously, the external spaces will be retained and refurbished.

The holiday let income will support the running of the pub as will the proposal, albeit outside scope of this Application, for a limited RV pitch on the unused balance of the greater Cross Keys curtilage.

The Applicant believes the proposal gives a refurbished Cross Keys with the financial support of two holiday lets and the RV park, a stronger and financially stable future. The pub can remain as a local asset and employment provider.

I hope all can now be found acceptable and I look forward to responding to any comments you may have; if in the meantime you require any further information please feel free to call me at any time.

Yours faithfully,

Antony Pettifer

Antony Pettifer | [architectural](#)