

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

**Mid Suffolk District Council**  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## **LISTED BUILDING CONSENT**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1992**

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**Correspondence Address:**

Whitworth  
18 Hatter Street  
Bury St Edmunds  
IP33 1NE

**Applicant:**

Mrs Sue Bagnall  
Royal Oak, The Green  
Monk Soham  
IP13 7EX

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**Date Application Received:** 30-Mar-21

**Application Reference:** DC/21/01925

**Date Registered:** 31-Mar-21

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**Proposal & Location of Development:**

Listed Building Consent application - Erection of lean-to extension (following demolition of existing), rebuild westerly clay lump wing, removal of outbuilding, raise chimney heights, removal of modern studwork and porch and other works as detailed within schedule of works

Royal Oak, The Green, Monk Soham, Suffolk IP13 7EX

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled BW1-00925465 received 30/03/2021 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Roof Plan - Existing 6350\_01A - Received 30/03/2021  
Elevations - Existing 6350\_02 - Received 30/03/2021  
Defined Red Line Plan BW1-00925465 - Received 30/03/2021  
Floor Plan - Existing 6350\_01A - Received 30/03/2021  
Structural Survey G050 Feb 2021 - Received 30/03/2021  
Window Schedule - Received 30/03/2021  
Floor Plan - Proposed 6350\_04E - Received 08/06/2021  
Roof Plan - Proposed 6350\_04E - Received 08/06/2021  
Elevations - Proposed 6350\_07D - Received 08/06/2021  
Schedule Of Works Rev C - Received 08/06/2021  
Design and Access Statement Rev C - Received 08/06/2021

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**Section B:**

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **LISTED BUILDING CONSENT HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF CHIMNEYS

Prior to the commencement of works to the chimneys, large scale drawings of the chimneys, including brick bond, any brick detailing and pots, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MANUFACTURERS DETAILS OF CHIMNEYS

Prior to the commencement of works to the chimneys, the manufacturers literature of bricks, mortar, pots and bird guards, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF STORM PORCH

Prior to the erection of the storm porch, large scale elevation and section drawings of the storm porch shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: OUTBUILDING HISTORIC ENGLAND LEVEL 2 RECORDING

Prior to the commencement of works to the outbuilding, Historic England's recording, in accordance with Level 2 requirements, shall be carried out of the outbuilding and shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To allow proper investigation and recording of the building that is potentially of historic significance.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF LOUVRE SCREEN

Prior to the installation of the louvre screen, large scale elevation and section drawings of the louvre screen, including materials and finishes, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF BRICKWORK REPAIRS

Prior to the commencement of works to the brickwork, a detailed schedule of works of brickwork repairs, including materials and annotated photographs, has been submitted and approved in writing by the Local Planning Authority and shall be implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CLAY LUMP HISTORIC ENGLAND LEVEL 2 RECORDING

Prior to the commencement of works to the clay lump range and features, Historic England's recording, in accordance with Level 2 requirements, shall be carried out of the clay lump range and features and shall be submitted to and approved, in writing, by the Local Planning Authority.

Reason - To allow proper investigation and recording of the building that is potentially of historic significance.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF CLAY LUMP RECONSTRUCTION

Following demolition of the clay lump range, a detailed schedule of works to specify the quantity and type of fabric/materials to be retained and re-used in its reconstruction, with

annotated photographs, shall be submitted and approved in writing by the Local Planning Authority and shall be implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF WINDOWS AND DOORS

Prior to the replacement or alteration of windows and doors, large scale elevation and section drawings of the windows and doors, including materials and finishes, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF GLAZED PANEL AND MULLION WINDOW

Prior to the installation of glazing to the mullion window, large scale elevation and section drawings of the glazing panel and frame, and its relationship to the mullion window, including materials and finished and schedule of works for repairs to mullion window, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF EAVES AND VERGES

Prior to the erection of the hereby approved extensions and porches, large scale section drawings of eaves and verges shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF RAINWATER GOODS

Prior to the installation of rainwater goods, the manufacturers literature of the rainwater goods shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF EXTENSION FACING AND ROOF MATERIALS

Prior to the erection of the hereby approved extensions, the manufacturers literature of the facing and roofing materials of the extension, including finish colours, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF TIMBER REPAIR

Following the removal of render, a detailed schedule of works of timber frame repairs, including annotated photographs and a materials specification, shall be submitted and approved in writing by the Local Planning Authority and shall be implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building/s.

17. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MANUFACTURERS DETAILS OF LIME RENDER AND BACKING MATERIALS

Prior to the installation of the lime render and backing materials, manufacturers literature of the lime render, backing materials, and lime wash specification and colour, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MANUFACTURERS DETAILS OF LIME MORTAR AND LIME PLASTER

Prior to the commencement of the repointing and plastering works, manufacturers literature or specification of the lime mortar and lime plaster shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

19. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF INSULATION

Prior to the installation of insulation, the manufacturers literature of the insulation shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

20. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF FIREPLACES

Following the opening of fireplaces, large scale elevation and section drawings of the proposed fireplaces, including methodology and/or a detailed schedule of works, with annotated photographs and manufacturers literature of materials, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

21. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF STAIRCASE

Prior to the installation of the staircase, large scale elevation and section drawings of the staircase and balustrade, including materials and finishes, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

22. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF MECHANICAL VENTILATION

Prior the installation of mechanical ventilation, the manufacturers literature of the mechanical ventilation, including annotated photograph of the interior and exterior showing their position, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

23. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF FLOOR

Following removal of the concrete floor, large scale section drawings illustrating insulation, construction and finished materials, including manufacturers literature of insulation and floor materials, shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented and completed as approved.

Reason - In the interests of the character, integrity and preservation of the heritage assets.

**SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

- NPPF - National Planning Policy Framework
- CS05 - Mid Suffolk's Environment
- FC01 - Presumption In Favour Of Sustainable Development
- FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development
- GP01 - Design and layout of development
- HB01 - Protection of historic buildings
- HB03 - Conversions and alterations to historic buildings
- HB04 - Extensions to listed buildings
- HB06 - Securing the repair of listed buildings

**NOTES:**

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area.

In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: [infrastructure@baberghmidsuffolk.gov.uk](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: DC/21/01925

**Signed: Philip Isbell**

**Dated: 14th June 2021**

**Chief Planning Officer  
Sustainable Communities**

## **Important Notes to be read in conjunction with your Decision Notice**

### **Please read carefully**

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

**Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development.** Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

### **Discharging your obligations under a condition:**

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

### **Building Control:**

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.



## Appeals to the Secretary of State

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990  
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by it, having regard to the statutory requirements\*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him/her.

2. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they may serve on the Council of the district in which the land is situated, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

\*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.