

Date: 3 August 2021

Planning and Regulatory Services
West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

Dear Sir/Madam,

**FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT FOR THE REPLACEMENT OF THE EXISTING BRICK PANELED WALL WITH FLINT PANELING AT THE GUINNESS ARMS, THE STREET, ICKLINGHAM, IP28 6PS
PLANNING PORTAL REFERENCE: PP-09917298**

Overview

I write on behalf of our client, Elveden Farms Ltd, to submit an application for Full Planning Permission and Listed Building Consent for the removal of the brick-panels from the existing wall and propose their replacement with flint panels set within the brick-piers.

Accordingly, the description of the proposed development is as follows:

“Full Planning Permission and Listed Building Consent for the replacement of the brick paneled wall with flint paneling”.

Background

A retrospective full planning and listed building consent application was submitted by the Applicant in November 2019 to obtain retrospective permission for the repairs to the sections of flint boundary wall and the retention of the new red brick wall (Ref. DC/19/2178/FUL and DC/19/2179/LB). Following negotiations with the Council, it was agreed to remove the new brick wall from the description of development and the scope of the application. Retrospective planning permission and listed building consent for the retention of the flint boundary wall repairs were granted on the 26th of February 2020.

This retrospective application seeks to obtain permission for the removal of the brick-panels from the wall and propose their replacement with flint panels set within the brick-piers.

Site and Surroundings

The site ‘Guinness Arms’ is a public house with associated parking area located within the settlement boundary of Icklingham. Guinness Arms is a grade II Listed Building. The wall is listed by reason of its location within the curtilage of the Guinness Arms Public House (previously known as the Red Lion).

The wall which this application relates, is a recently built section of the wall within the grounds of the Guinness Arms public house and located on the north-western edge of the site. The wall measures approximately 2m in height, with ground levels decreasing as you move further south into the site.

Planning History

The planning history records which are most relevant to the current proposals comprise:

Planning Permission Reference: DC/20/0987/FUL and Listed Building Consent Reference: DC/20/0988/LB

Our Ref: RT/SH/JCG5783



Planning Permission and Listed Building Consent were refused on 8th October 2020 for the retention of boundary wall (retrospective) and retention of red brick boundary wall. The key reasons for refusal were as follows:

- *the choice of materials or the brick bonds proposed do not relate to any of the existing boundary walls to the site which are constructed of flint.*
- *The brick bond incorporates a series of panels of brick weave and herringbone rather than a recognisable bond typically used for boundary walls historically.*
- *The choice of materials for the wall together with the detailing does not respect the character of the adjacent boundary walls, drawing undue attention away from both the listed building and the traditional boundary treatment.*

The proposals sought in this application for Full Planning Permission and Listed Building Consent have been discussed with Principal Planning Officer (Dave Beighton) and Claire Johnson (Senior Conservation Officer) who have advised that the removal of the brick panels is welcomed together with the introduction of flint panels. Whilst the proposals would not result in a traditionally detailed flint wall with minimal brick piers but rather substantial brick piers and coping, it has been confirmed that this would be an acceptable compromise from a conservation point of view and better relate to the traditional flint wall which exists on the eastern boundary

Contents of Submission

The following documents have been submitted via the Planning Portal in support of this application for Listed Building Consent.

- Application Form for Planning Permission and Listed Building Consent and Ownership Certificate B
- Planning, Design, Access and Heritage Statement, prepared by RPS, dated August 2021
- *Drawings*
- Site Location Plan 1:1250
- Block Plan 1:500
- Existing and Proposed Wall 1:50 and 1:100

The application has been submitted via the planning portal (reference: PP-09917298).

I trust that you have all of the information that you require to register the application. If you have any queries, please do not hesitate to contact my colleague, Richard Tilley (richard.tilley@rpsgroup.com) or myself at this office. We look forward to receiving confirmation of validation.

Yours faithfully



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for RPS Consulting Services Ltd