

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



LISTED BUILDING CONSENT

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

Correspondence Address:

Mr Craig Beech
Beech Architects
Church Farm Barn
The Street
Thorndon
IP23 7JR

Applicant:

Mr & Mrs West
Town Meadow Cottage, The Common
Stuston
IP21 4AA

Date Application Received: 24-Jun-21

Application Reference: DC/21/03588

Date Registered: 25-Jun-21

Proposal & Location of Development:

Application for Listed Building Consent - Erection of single extension to south and porch structure to north elevation (following demolition of existing outbuildings and north flat roof extension). Erection of detached garage; Repair and alteration works to cottage comprising new thatch to roof and replacement lime render to external walls, timber frame repairs, repointing of brickwork, window and door replacements, insulation installation, removal of concrete floors and new floor structure installed, levelling of floors, access to second bedroom and new bathroom created. (resubmission of DC/20/05881)

Town Meadow Cottage, The Common, Stuston, Suffolk IP21 4AA

Section A – Plans & Documents:

This decision refers to drawing no./entitled 471-01 received 24/06/2021 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:

Block Plan - Proposed 471-08D - Received 24/06/2021

Heritage Impact Assessment Parker Planning Services Nov 2020 - Received 24/06/2021

Ecological Survey/Report MHE Consulting December 2020 - Received 24/06/2021

Flood Risk Assessment Brighton Consulting Engineers Ltd December 2020 - Received 24/06/2021

Schedule Of Works Rev B - Received 24/06/2021

Planning Statement Rev B - Received 24/06/2021

Design and Access Statement Rev B - Received 24/06/2021
Defined Red Line Plan 471-01 - Received 24/06/2021
Existing Site Plan 471-02A - Received 24/06/2021
Floor Plan - Existing 471-03 - Received 24/06/2021
Elevations - Existing 471-04A inc Sections - Received 24/06/2021
Floor Plan - Proposed 471-10A - Received 24/06/2021
Elevations - Proposed 471-11 inc Sections - Received 24/06/2021
Proposed Site Plan 471-07D - Received 24/06/2021

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. SPECIFIC RESTRICTION ON DEVELOPMENT: COMMENCEMENT OF EXTENSION

The hereby approved extension shall not be commenced until the listed cottage has been repaired, i.e., made structurally sound, features such as the oven and chimney stack repaired and all external finishes, thatch, external render, windows and doors, installed.

Reason - To ensure that the heritage benefits are brought to fruition to outweigh the heritage harm.

4. SPECIFIC RESTRICTION ON DEVELOPMENT: REPLACEMENT OF FRONT DOOR

Notwithstanding the submitted replacement front door details, the existing painted timber panelled door is to be re-used as the entrance door to the cottage.

Reason - To retain the historic value of the door and in the interests of the character, integrity and preservation of the building.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED FACING AND ROOFING MATERIALS

Prior to the commencement of the extension, the manufacturers details of the proposed facing and roofing materials for the extension shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SECTION DRAWINGS THROUGH EAVES AND VERGES

Prior to the commencement of the extension, large scale drawings of the eaves, verges, windows and doors (minimum scale 1:5 for section details and 1:50 for elevations) for the extension shall be submitted to and approved, 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 building.

7. SPECIFIC RESTRICTION ON DEVELOPMENT: RAINWATER GOODS

The rainwater goods for the extension are to be cast metal finished black, and retained as such thereafter, unless otherwise submitted and approved in writing by the Local Planning Authority.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ALTERATIONS TO ROOF STRUCTURE

Prior to the commencement of works to the roof structure, large scale drawings illustrating the alterations to the roof structure of the cottage shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: STRUCTURAL AND FABRIC REPAIRS

Prior to the commencement of structural and fabric repairs, a schedule and specification of the structural and fabric repairs shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIMBER FRAME AND INFILL PANEL REPAIRS

Prior to the commencement of timber frame and infill panel repairs, large scale drawings showing the proposed timber frame and infill panel repairs shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

11. SPECIFIC RESTRICTION ON DEVELOPMENT: WATTLE AND DAUB INFILL PANELS

The existing wattle and daub infill panels are to be retained and repaired like for like, unless otherwise submitted and approved in writing by the Local Planning Authority.

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

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: NEW FLOOR BUILD UP AND WALL CONSTRUCTION

Prior to the commencement of works to the floor build up and wall construction, large scale construction drawings of the new floor build up and wall construction (minimum scale of 1:10) shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: NEW WINDOWS AND DOORS

Prior to the insertion of any new windows and doors, large scale construction drawings of the new windows and doors (minimum scale 1:20 elevation and 1:5 head and cill and jamb sections) shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: NEW PORCH

Prior to the commencement of works to the new porch, large scale construction drawings of the new porch shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED PLASTER AND RENDER

Prior the commencement of plastering and rendering, the manufacturer specification for the internal and external plaster and render shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

16. SPECIFIC RESTRICTION ON DEVELOPMENT: NEW THATCH

The new thatch shall be long straw to match the existing thatch.

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

17. ON GOING REQUIREMENT OF DEVELOPMENT: RESTRICTION ON GREEN ROOF

The hereby permitted flat roof of the extension shall remain as a green roof for the entirety of the buildings use as a dwelling.

Reason - In the interests of the amenities of the locality.

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

This relates to document reference: DC/21/03588

Signed: Philip Isbell

Dated: 16th August 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.