

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.babergh.gov.uk



LISTED BUILDING CONSENT

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

Correspondence Address:

Dean Jay Pearce Architectural Design And
Planning Ltd
Unit 2/3 Milestone
Hall Street
Long Melford
Suffolk
CO10 9HZ

Applicant:

Mr And Mrs G Willemsen
C/O Agent

Date Application Received: 10-Aug-20

Application Reference: DC/20/03439

Date Registered: 17-Aug-20

Proposal & Location of Development:

Listed Building Consent - Conversion of (part converted) single storey barns to form 2no holiday lets and associated works as detailed in design and access statement.

Trucketts Hall, Glemsford Road, Boxted, Bury St Edmunds Suffolk IP29 4LJ

Section A – Plans & Documents:

This decision refers to drawing no./entitled 20/64/01 received 10/08/2020 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:

Defined Red Line Plan 20/64/01 - Received 10/08/2020
Block Plan - Proposed 20/64/02 - Received 10/08/2020
Floor Plan - Proposed 20/64/09 - Received 10/08/2020
Roof Plan - Proposed 20/64/09 - Received 10/08/2020
Sectional Drawing 20/64/09 - Received 10/08/2020
Elevations - Proposed 20/64/10 - Received 10/08/2020
Site Plan 20/64/11 - Received 10/08/2020
Elevations - Proposed Coloured Version 20/64/12 - Received 10/08/2020
Engineering Consultants letter dated 17 August 2020 - Received 18/08/2020
Design Expectations (DEVF1) - Received 10/08/2020
Photograph - Photographic Record - Received 10/08/2020
Design and Access Statement with Heritage Statement - Received 10/08/2020

Section B:

Babergh 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:
FENESTRATION

Prior to the commencement of any works to alter fenestration of the hereby approved development and notwithstanding the submitted plans, detailed section and elevation drawings (at 1:2 or 1:10 scale as appropriate), which shall include details of materials, finishes, method of opening, glazing and colour of all new or replacement windows and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RAINWATER
GOODS

No development/works shall be commenced above slab level until manufacturer's literature for rainwater goods (including gutters, downpipes, hopperheads and soil pipes) has been submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF EAVE AND VERGE JOINERY

Before any joinery works to external eaves and verges is carried out, detailed joinery sections (at 1:10 scale) shall be submitted to and approved, in writing, by the Local Planning Authority. External eaves and verge joinery sections as may be agreed shall be carried out in their entirety prior to the first use/occupation of the development.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOFLIGHTS

No development/works shall be commenced above slab level until manufacturer's literature for rooflights (including details of materials, finishes, method of opening, glazing and colour) has been submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh

CS15 - Implementing Sustainable Development

CN01 - Design Standards

CN06 - Listed Buildings - Alteration/Ext/COU

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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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.

2. **Listed Building Note**

This listed building consent relates solely to the plans, drawings, notes and written details submitted with the application or as subsequently amended in writing and referred to in this notice. Any variation of the works or additional works found necessary before work starts or while work is in progress or required under the Building Regulations, or by the County Fire Services or environmental health legislation may only be carried out after approval by the Local Planning Authority. Unauthorised modifications, alterations or works not covered by this consent may constitute an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and may render the applicant, owner(s), agent and /or contractors liable to enforcement action and/or prosecution.

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/20/03439

Signed: Philip Isbell

Dated: 6th November 2020

**Chief Planning Officer
Sustainable Communities**

From: Jonathan Duck <Jonathan.Duck@babberghmidsuffolk.gov.uk>
Sent: 07 September 2020 14:41
To: Lynda Bacon <Lynda.Bacon@babberghmidsuffolk.gov.uk>
Cc: BMSDC Planning Area Team Green <planninggreen@babberghmidsuffolk.gov.uk>
Subject: DC/20/03439 Trucketts Hall, Glemsford Road, Boxted

Hello Lynda,

This application relates to the proposed conversion of a couple of curtilage listed barns in the grounds of Trucketts Hall, a Grade II listed C16th and C17th timber framed house with cross wings. The issues of Heritage team concern focus on the impact of the proposed development on the significance of the Hall.

The agents statement notes at para.5.16 that 'the setting of the nearby listed building is wholly enhanced...' I disagree. Creating domestic openings in a barn and turning them into holiday lets cannot be considered to enhance the significance of a host property, whether it be a farmhouse or hall, and whether the openings face towards or away from the asset. The proposed alterations to the fabric, including creating new openings, and dividing the internal space, are quite extensive. Having said that, much of the plinth walling, frames and roofs of the structures have been largely reconstructed at some time during the C20th and, given that the essential form of the buildings are to remain, the role they play in the significance of Trucketts Hall is largely sustained. The simplification of the fenestration, to ensure the structures do not appear as single storey dwellings, but as converted outbuildings, will help further mitigate the impact of the structures. The replacement of 9 light windows and half glazed doors could be conditioned - and with suitable joinery the work will accord with the requirements of Local Plan policies CN01 and CN06. Subject to the imposition of the following conditions, I would not object to the proposed development.

Conditions

- Notwithstanding the proposed fenestration, detailed section and elevation drawings of all windows and doors at 1:2 or 1:10 as appropriate
- Manufacturer's literature for rainwater goods
- Detailed joinery sections for eaves and verges at 1:10
- Manufacturer's literature for rooflights

Joff

Dr Jonathan Duck BSc (Hons) MSc PgDip IHBC FRSA

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

tel: 01449 724677 | 07860 827042

email: jonathan.duck@babberghmidsuffolk.gov.uk

web: www.babergh.gov.uk www.midsuffolk.gov.uk

Please note: I do not work on Fridays

For our latest Coronavirus response please visit our website via the following link:

<https://www.midsuffolk.gov.uk/features/our-covid-19-response/>