



Mid Suffolk District Council Planning Services
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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Scarff

Company Name

Address

Address line 1

Roaselea

Address line 2

Lower Street

Address line 3

Baylham

Town/City

Ipswich

Country

United Kingdom

Postcode

IP6 8JP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Grade II Listed building. Take off original render, spray timbers for infestation. Repair or replace rotten timbers.

Fit a breathable membrane and new oak lath to studs.

Apply a two coat render to new lath, first being the coarse coat, second and final coat completed to an undulating but smooth finish.

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Cement render

Proposed materials and finishes:

Spray timbers for infestation. Fit a breathable membrane and new oak lath to studs. Apply a two coat render to new lath, first being the coarse coat, second and final coat completed to an undulating but smooth finish.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

Neighbours either side have been informed and are aware of the work. They have not raised any objections. They are more than happy for Roselea to be restored to a better condition.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DC/22/00893

Date (must be pre-application submission)

18/02/2022

Details of the pre-application advice received

In principle re-rendering is welcomed as the existing render is structurally and aesthetically unsympathetic to the building's character. There is a pattern of cracks which is consistent with the difference in behaviour between hard and traditional render. It is also likely that the hard render is contributing moisture build-up in the wall fabric, leading ultimately to decay and failure. Ideally the areas of lime render should be retained, but this might present practical problems in forming an effective barrier at the join. In addition, cement renders can be quite thick, and it is not clear whether it would be feasible to achieve a level finish between the old and new renders. A further question is posed by the existing render being carried across the two properties. Since the adjacent property is unlisted, the Council as LPA has no power to secure a level finish. In practice the best approach might be to install a timber stop-piece at the boundary which would avoid undue imposition on either owner. On the rear elevation there is a serious crack through the pargetted panels. Overall, there seems to be limited benefit in retaining the existing areas of lime render; in my view the contractor should be instructed to assess the practicality of retention. If the proposal is for total replacement, then the loss of the pargetted panels should be mitigated by recreating as faithfully as possible.

On the front elevation the sole plate is exposed and appears in reasonable condition. However, it is our normal practice to advise that re-rendering applications should include 'associated timber repairs n the proposal; we then add a condition so that once the existing render is removed, a schedule of repairs to the underlying timber frame can be finalised and approved before those repairs commence. Any voids in the frame can be filled with a breathable insulation such as sheep's wool. It may be possible to add a layer of breathable board insulation over the timber frame, but this depends on whether the sole plate and frame are set back from the edge of the brick plinth. We would expect the render to be applied to timber laths in the traditional way, so the use of a board product would need counter battens to take the laths. This is only supported if the render does not as a result project beyond the plinth. If the board adds to the wall thickness, it may be necessary to re-position the windows within their openings.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Paul

Surname

Scarff

Declaration Date

17/05/2022

Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Scarff

Date

19/05/2022

Amendments Summary

A new scale plan of location attached. Design access statement amended to include further English Heritage information and schedule of works. Photographs of the elevations to have cement render removed and replaced with lime render.