

**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:**

Hollins Architects And Surveyors  
The Guildhall  
Market Hill  
Framlingham  
IP13 9BD

**Applicant:**

Mr D Rogers  
Boundary Farm  
Boundary Corner  
Winston  
Stowmarket  
IP14 6LH

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**Date Application Received:** 12-Jun-20

**Application Reference:** DC/20/02335

**Date Registered:** 13-Jun-20

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**Proposal & Location of Development:**

Application for Listed Building Consent - Take down unstable garden wall and reconstruct

Boundary Farm, Boundary Corner, Winston, Stowmarket Suffolk IP14 6LH

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 1930 1 received 12/06/2020 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 1930 1 - Received 12/06/2020  
Sectional Drawing 18/11157/01A - Received 12/06/2020  
Existing Plans and Elevations 1930 2 - Received 24/07/2020  
Design and Access Statement RJF/KAE/19.30 - Received 12/06/2020  
Heritage Statement Historic Building Record - Received 12/06/2020  
Structural Survey 19/11157 - Received 12/06/2020  
Schedule Of Works - Received 24/07/2020  
Block Plan - Existing 1930 3 - Received 11/08/2020  
Elevations - Proposed Wall Details 19/11157/02E - Received 03/09/2020  
Sectional Drawing Wall Details 19/11157/02E - Received 03/09/2020

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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: TIMETABLE FOR RECONSTRUCTION OF WALL

Unless otherwise agreed in writing by the Local Planning Authority, the reconstruction of the wall hereby permitted shall be fully provided within six months of the demolition/removal of the existing wall.

Reason - To ensure a wall is retained in this location, in the interest of the significance of the heritage asset.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
CONSTRUCTION DETAILS OF THE RECONSTRUCTED WALL

Prior to the demolition of the wall, additional detailed drawings (at a scale of between 1:1 and 1:50) showing the construction details of the reconstructed wall shall be submitted and approved in writing by the Local Planning Authority. The construction details shall include the following:

- Construction joint between the retained section of the existing brick wall and the reconstructed wall
- Size, shape, and frequency of weep holes

- Steps in gateway

The works shall be implemented in accordance with the approved details and shall be retained thereafter.

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

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DEMOLITION METHOD STATEMENT

Prior to the demolition of the wall by hand, a method statement detailing proposed demolition works and the labelling and storage of bricks, 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. SPECIFIC RESTRICTION OF DEVELOPMENT: RE-USE OF EXISTING BRICKS

Unless otherwise agreed in writing by the local planning authority the bricks and capping bricks salvaged from the demolition of the existing wall shall be used in the construction of the new wall hereby approved.

Reason - To ensure there is no harm to the designated heritage asset and in the interests of the character, integrity and preservation of the heritage assets.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF REPAIR AND RE-POINTING

Prior to any raking out or re-pointing of the retained section of wall, the extent of report and re-pointing is to be illustrated on annotated photographs or elevation drawings at 1:20 or 1:50 as appropriate 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 MORTAR

Prior to the commencement of works to repoint or reconstruct the wall, the specification of the mortar to be used in the reconstruction and in repointing the retained section of wall 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.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF BRICK SAMPLES

Prior to the commencement of the new wall hereby approved, samples of the new bricks, shoulder/plinth, and capping bricks shall be made available on site for inspection, and subsequently agreed in writing, by the Local Planning Authority.

Note: The Local Planning Authority requires 14 days written notice of materials being provided on site.

Reason - To secure an orderly and well designed finish sympathetic to the character of the heritage assets and in the interests of visual amenity and the character and appearance of the area.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF BRICKWORK

Prior to the commencement of any brickwork, a sample panel of brickwork at least one metre squared, showing bricks and brick bond (English Bond), mortar and joint profile and capping brickwork, shall be erected on site and inspected and approved by the Local Planning Authority. The sample panel shall be retained on site for the duration of the works. All subsequent new brickwork shall match that shown in the approved sample.

Note: The Local Planning Authority requires 14 days written notice of materials being provided on site.

Reason - To secure an orderly and well designed finish sympathetic to the character of the heritage assets and in the interests of visual amenity and the character and appearance of the area.

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED GATE

Prior to the commencement of reconstruction works, details of the proposed gate 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.

**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

H15 - Development to reflect local characteristics

HB02 - Demolition of listed buildings

HB03 - Conversions and alterations to historic 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/20/02335

**Signed: Philip Isbell**

**Dated: 10th September 2020**

**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.