

Church Farm Barn
The Street
Thorndon
Suffolk
IP23 7JR



23 November 2022

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

Re: Application for listed building consent - a. conversion of barn to dwellinghouse with reconstruction of northern wing and replacement pitched roof and residential land b, detached storage building/garage (following demolition of existing bungalow and out buildings) c. stable block and menage d. solar PV array e. outdoor swimming pool with associated pool plant and associated landscaping works. (Amended plans received 21/12/21)

Location: Timber Barn, Peacocks Farm, Farley Green, Wickhambrook, Suffolk, CB8 8PX

Planning (Listed Buildings and Conservation Areas) Approval : DC/21/1404/LB

Dear Sir/ Madam,

Please find below and attached in order to comply with the Listed Buildings Conditions as noted.

1. The works to which this consent relates must be begun not later than 3 years from the date of this notice.

- Requirement noted - No action required as part of this condition submission.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents (as listed on the Listed Buildings approval).

- Requirement noted - No action required as part of this condition submission.

3. The relevant works shall not take place/no development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority.

i) details of external materials and surface finishes

ii) fully detailed schedule of repairs and specification for works to the historic fabric, including works required under the Building Regulations

iii) details of the new gates to enclose the courtyard on the south elevation

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

See images as listed below:-

(i) External materials to buildings: -

'TBS Waveney blend bricks'

'Acme Double Camber Clay Plain Roof Tile'

'CAMBRIAN Roof SLATE'

'Weatherboarding, painted black'

ii) fully detailed schedule of repairs and specification for works to the historic fabric, including works required under the Building Regulations.

See drawings as listed below:-

564 WD02 P3 DEMOLITIONS

564 WD03 P4 FOUNDATION PLINTH

564 WD04 P6 GA PLANS

564 WD07 P3 SECTIONS Sheet 1

564 WD08 P4_SECTIONS Sheet 2

564 WD09 P2_SECTIONS Sheet 3

564 WD10 P3_BUILDING REGULATIONS NOTES

Structural engineers foundation plan 10966_SK_01

Structural engineers plan 10966_SK_02

(iii) Gates – see image 'Peacocks Barn Gates and Hard Landscaping'
and drawings 564 WD01 P6 SITE & 564 WD04 P6 GA PLANS

4. A minimum of seven days' notice shall be given to the Local Planning Authority of the commencement of works to form the new doorways between (i) the sunroom/library and the dining area, in the south wall of the north midstrey; and (ii) the utility and kitchen in the east wall of the barn Opportunity shall be allowed for on-site observations and recording by a representative of the Local Planning Authority or a person nominated by the Authority during any period of work relating to this element of the works and no part of any feature of the building revealed by the works shall be removed unless first approved in writing by the Local Planning Authority.

- Requirement noted – to be actioned during works on site.

5. The works hereby permitted shall be carried out in accordance with the approved plans and specifications and in such a manner as to retain existing features of architectural or historic interest within the building including those that may be exposed during implementation of the approved works.

- Requirement noted - No action required as part of this condition submission.

6. All new external and internal works and finishes and works of making good to the retained fabric shall match the existing historic work adjacent in respect of materials, methods, detailed execution and finished appearance unless otherwise approved in writing by the Local Planning Authority.

- Requirement noted - No action required as part of this condition submission.

7. No mechanical and electrical extract fans, ventilation grilles, security lights, alarms, cameras, and external plumbing, including soil and vent pipe shall be provided on the exterior of the building until details of their location, size, colour and finish have been submitted to and approved in writing by the Local Planning Authority.

Extract fan wall louvres: see image 'Extract vent louvre'. The extract vent louvres will be painted

to match the cladding.

Cameras: see image 'CCTV camera'.

See plan '564 WD11 P6_INDICATIVE ELECTRICS & PLUMBING' showing locations.

Roof termination of (internal) soil vent pipes to Bathroom & En Suite 1 (noted SVP on plan): see image 'Marley in line tile vent'.

8. All new windows and door units shall be constructed either in front of or between the existing members of the timber frame and roof structure of the building so as to obviate the need to remove any part of the existing structure.

- Requirement noted - No action required as part of this condition submission.

9. No works affecting the existing timber frame shall take place until a detailed frame survey of that part of the frame where work has been carried out showing the timbers to be retained, missing timbers to be reinstated, decayed/damaged timbers to be replaced and timbers to be removed together with a specification for all jointing and materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The presumption is that all sound timber should be retained and new sections scarfed in unless otherwise agreed in writing by the Local Planning Authority.

- Requirement noted – to be actioned during works on site.

10. No works involving new/replacement windows shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/replacement windows to be used (including details of glazing bars, sills, heads and methods of opening and glazing) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

- See drawings '564 50 Window and Door Elevations 1', '564 51 Window and Door Elevations 2', '564 52 Window and Door Elevations 3', '564 53 Window and Door Elevations 4', '564 54 Window and Door Elevations 5', '564 55 Window and Door Elevations 6', '564 56 Window Details' and '564 57 Door Details'.

11. No works involving new/replacement doors shall take place until elevation(s) to a scale of not less than 1:10 and horizontal and vertical cross-section drawings to a scale of 1:2 fully detailing the new/replacement internal/external doors and surrounds to be used (including details of panels and glazing where relevant) have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise approved in writing by the Local Planning Authority all glazing shall be face puttied. The works shall be carried out in complete accordance with the approved details.

- See drawings '564 50 Window and Door Elevations 1', '564 51 Window and Door Elevations 2', '564 52 Window and Door Elevations 3', '564 53 Window and Door Elevations 4', '564 54 Window and Door Elevations 5', '564 55 Window and Door Elevations 6', '564 56 Window Details' and '564 57 Door Details'.

12. No works involving external joinery shall take place until the details of the type and colour(s) of the following have been submitted to and approved in writing by the Local Planning Authority:

a. Protective finish to be used on all external joinery b. Paint to be used on external softwood joinery

c. Stain to be used on any external hardwood joinery d. Lime-wash to be used on any external joinery.

The works shall be carried out in complete accordance with the approved details unless the prior written consent of the Local Planning Authority is obtained for any variation.

- External timber doors & windows are required to be energy efficient for Building Regulations and are comprised of timber doors & windows faced externally with colour coated aluminium,

colour black.

External timber ledged and braced shutter doors with black painted finish.

If you have any queries then please do not hesitate to contact me.

Yours sincerely



Craig Beech BA Hons Dip Arch MArch ARB RIBA

Director

For and on behalf of Beech Architects Ltd

Directors: Craig Beech BA Hons M Arch ARB RIBA
Ruth Paternoster BA Hons Dip Arch March ARB RIBA
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