



Mid Suffolk District Council Planning Services
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Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="The Grange"/>
Address Line 1	<input type="text" value="Cockfield Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Suffolk"/>
Town/city	<input type="text" value="Felsham"/>
Postcode	<input type="text" value="IP30 0QW"/>

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

Easting (x)	Northing (y)
<input type="text" value="593844"/>	<input type="text" value="256074"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

IP7 5DN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Alterations aiming to preserve the existing historic fabric of the house, remedy the past unsympathetic alterations and enhance the internal layout to suit contemporary standards of living.

The proposed alterations include:

Main House (c. 1820s)

- Re-instating dormer windows,
- Improvement of access to the 2nd floor,
- The introduction of bathrooms to existing bedrooms as well as new bedrooms,
- Relocate the kitchen to the dining room and open the space into the breakfast room,

Bakery (original to main house)

- Replacement of 20th century UPVC windows in the cottage with timber windows,
- Replace modern staircase

Garage (modern extension)

- Partial demolition and conversion of modern garage,
- Construct a new garage/cart-lodge

Has the 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

Immunity from Listing

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

Yes

No

Demolition of Listed Building

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

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

1647.00

Cubic metres

What is the volume of the part to be demolished?

45.88

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

June

Year

1990

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Single storey garage with modernised and altered to include a garage door. Breeze block with a single external skin of Suffolk red brick in flemish bond. wall between garage and house.

Kitchen wall between the existing door and hatch opening.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The existing structure to be partly demolished is a more modern 'stable' extension that comes past the building line of the main house. Its partial demolition will help the wing of the Grange sit subserviently behind the main frontage line. The internal wall demolition will connect the interior of the garage to the rest of the house.

The kitchen wall partial demolition will create a large open plan space without fully removing existing fabric.

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

5760_PA_05.0_A_Proposed Ground Floor
5760_PA_05.1_A_Proposed First Floor
5760_PA_05.2_A_Proposed Second Floor
5760_PA_05.3_A_Proposed Roof Plan
5760_PA_07_A_Proposed Elevations
5760_PA_09__Kitchen Layout
5760_PA_10__Proposed Staircase (Bakery)
5760_PA_11__Proposed Staircase (Service)
5760_PA_12__Main House Ceiling detail
5760_PA_13__Former Bakery Ceiling detail

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:

Main house and bakery walls' exterior skins are red brick in flemish bond. Extension wall is constructed out of Breeze block and a single external skin of red brick in stretcher bond.

Proposed materials and finishes:

The finish will match the existing Main house with an external skin of Suffolk red brick in flemish bond.

Type:

Windows

Existing materials and finishes:

Bakery and garage - modern UPVC windows Roof - Roof lights

Proposed materials and finishes:

Bakery and Garage - UPVC windows will be replaced with timber windows reflecting the front elevation of the bakery to the rear. Roof - Roof lights to the front of the main house. will be replaced by timber dormers to restore the original elevation of the property. Roof lights will be replaced by conservation lights.

Type:

External doors

Existing materials and finishes:

Main House - Window in the existing kitchen to the rear. Bakery - two doors with side lights to the rear. Garage - White UPVC door

Proposed materials and finishes:

Main House - Replaced by timber framed double doors with glazing bars to match for a more symmetrical elevation. Bakery - Crittall glazed sliding doors Garage - Glazed door with glazing bars to match

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

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

5760_PA_05.0_A_Proposed Ground Floor
5760_PA_05.1_A_Proposed First Floor
5760_PA_05.2_A_Proposed Second Floor
5760_PA_05.3_A_Proposed Roof Plan
5760_PA_07_A_Proposed Elevations

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

If Yes, please describe:

Existing driveway slabs will be replaced by gravel and extended to meet the new garage and cart lodge which will offer new parking spaces for the plot.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DC/22/04871

Date (must be pre-application submission)

30/09/2022

Details of the pre-application advice received

As overall advice, the removal and addition of various kitchen and bathroom suites proposed does not require Listed Building Consent, potentially excluding the addition of ventilation to the new locations which would count as structural works.

Any existing internal timber doors should also be retained during the alterations as items of potential historic interest. Discussions on site suggested that this would likely be the case, however a note confirming this could be added to future plans and schedule of works.

The proposed removal of a ground-floor wall on the South side of the main house, in order to create an open-plan kitchen-diner, is considered inappropriate, due to the amount of loss of historic fabric, and the erosion of the historic planform of the rooms. The expansion of the existing doorway opening to be level with the right-hand jamb of the existing hatch (looking from the current dining area) would be supported, as a suitable reduction of the currently proposed opening. A reasonable amount of downstand should also be retained. Alongside the reduction of the proposed opening, this would allow for a greater sense of openness than current exists, while still retaining an appropriate amount of historic material and the historic planform of The Grange.

The proposed fenestration for the rear elevation of the ground floor of the main house would constitute an improvement to the existing. It presents a move back to a more traditional symmetrical fenestration arrangement, and the proposed windows and doors include traditional fenestration details such as fine glazing bars.

The proposed installation of four dormer windows on the rear and front roof slopes (two per elevation) is considered appropriate, as the reinstatement of historic elements of architecture which had been removed from the main house. The applicant should be aware that as the central rooflight currently situated on the rear roof slope is currently unauthorised, future applications should regularise its presence. The rooflight should also be replaced with a more appropriate unit incorporating traditional details.

The rooflight on the rear roof slope does not seem to have consent, and this should therefore be included on future applications to be regularised. It should also be replaced with a more appropriate unit which incorporates traditional window details.

The proposed reduction of the stable extension is appropriate. This range is a modern construction, so no historic fabric will be lost, and enough of the wing is retained to ensure that the current L-shaped plan is still visually expressed. The internal demolition of a modern wall, creating an opening through to the converted garage, is similarly appropriate. No historic material will be lost, and nibs have been left on either end of the wall to demonstrate the original planform. The removal of an entirely modern fireplace and surround is also appropriate.

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for Householder planning & 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 options 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

- Wincer Kievenaar

Date

13/12/2022