



Babergh District Council  
 Endeavour House, 8 Russell Road,  
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 Tel: 0300 1234000 option 5

*Making the area a  
 better place to live and  
 work for everyone*

Email: [planning@baberghmidsuffolk.gov.uk](mailto:planning@baberghmidsuffolk.gov.uk)

Application for Planning Permission; 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

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

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

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

First name

Mark

Surname

Hoare

Company Name

Hoare Ridge and Morris Architects LLP

## Address

Address line 1

Building 19

Address line 2

Snape Maltings

Address line 3

Town/City

Snape

County

Suffolk

Country

United Kingdom

Postcode

IP17 1SP

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Alterations and minor extensions to Jackdaws Ford

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

## 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

**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).

210. PL02 Existing Site Plan, 210. PL03 Existing Ground Floor Plan, 210. PL04 Existing FF Plan and Roof Plan, 210. PL05 Existing Elevations and Sections, 210. PL06 Proposed Site Plan, 210. PL07 Proposed Ground Floor Plan, 210. PL08 Proposed FF Plan and Roof Plan, 210. PL09 Proposed Elevations and Sections, 210. PL10 Proposed Floor Finishes, 210. PL11 Proposed External Doors, 210. PL12 Proposed External Windows, 210. PL13 Proposed Internal Doors, 210. PL14 Proposed Staircase, 210. PL15 Proposed North Wing Sections, 210. PL16A Brick Plinth Detail Section

## 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:**

Timber frame and cement render infill panels (parts of south frontage and west elevation of western cross wing). Cement render (North elevation of main house and north elevation of western cross wing). Cement render over masonry (west and north elevations of north range).

**Proposed materials and finishes:**

Lime render and limewash over breathable woodfibre board over timber frame (parts of south frontage and west elevation of western cross wing). Lime render and limewash (North elevation of main house and north elevation of western cross wing). Lime render and limewash over masonry (west and north elevations of north range, new Back Porch, new Larder/Plant Room lean-to extension).

**Type:**

Roof covering

**Existing materials and finishes:**

Slate with concrete ridge hip tiles (former Butcher's shop). Plain clay peg tiles (North Range, main house, western cross wing).

**Proposed materials and finishes:**

Slate with lead rolls on hips (former Butcher's shop). Plain clay peg tiles to be retained. Where removal and reinstallation is required, e.g. around new roof lights, existing plain clay peg tiles to be reinstalled (North Range). Slate (new Larder / Plant Room lean-to extension). Flat lead roll roof (new Back Porch).

**Type:**

External doors

**Existing materials and finishes:**

Painted timber doors.

**Proposed materials and finishes:**

Painted timber doors.

**Type:**

Windows

**Existing materials and finishes:**

Painted timber sash windows.

**Proposed materials and finishes:**

Painted timber casement windows. Retained existing windows to have internal secondary glazing added.

**Type:**

Rainwater goods

**Existing materials and finishes:**

Black plastic gutters & downpipes and painted cast iron gutters & downpipes.

**Proposed materials and finishes:**

Painted cast iron gutters & downpipes (typical), with black plastic gutter and downpipe on lean-to extension.

**Type:**

Internal walls

**Existing materials and finishes:**

Plasterboard and blockwork + plaster partition walls (North Range). Plasterboard partition walls (20th century first floor partition wall). (Description of existing internal walls to be modified only)

**Proposed materials and finishes:**

Plasterboard partition walls.

**Type:**

Floors

**Existing materials and finishes:**

Carpet over concrete / timber subfloor (proposed Snug, Drawing Room, Kitchen). Bricks (proposed Back Hall). Tiles (proposed Lobby, Study, part of proposed Utility). Vinyl Sheet Flooring (proposed first floor Bath 1 & Bath 2, part of proposed Utility Room).

**Proposed materials and finishes:**

Oak floorboards over existing concrete (proposed Snug, Lobby, Drawing Room, Study). Bricks (proposed Back Hall existing bricks to be lifted and re-laid over insulated floor build-up). New bricks to proposed Back Porch and Utility Room. Tiles (proposed first floor Bath 1, Bath 2, Bath 3). New Flagstone Tiles (proposed Kitchen/Sitting, Larder). Concrete (proposed Plant Room).

**Type:**

Internal doors

**Existing materials and finishes:**

Painted timber boarded doors and painted timber panelled doors.

**Proposed materials and finishes:**

Painted timber boarded doors and painted timber panelled doors.

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

Design and Heritage Statement March 2023, 210. PL02 Existing Site Plan, 210. PL03 Existing Ground Floor Plan, 210. PL04 Existing FF Plan and Roof Plan, 210. PL05 Existing Elevations and Sections, 210. PL06 Proposed Site Plan, 210. PL07 Proposed Ground Floor Plan, 210. PL08 Proposed FF Plan and Roof Plan, 210. PL09 Proposed Elevations and Sections, 210. PL10 Proposed Floor Finishes, 210. PL11 Proposed External Doors, 210. PL12 Proposed External Windows, 210. PL13 Proposed Internal Doors, 210. PL14 Proposed Staircase, 210. PL15 Proposed North Wing Sections, 210 PL16A Proposed Brick Plinth Detail Sections

## Site Area

What is the measurement of the site area? (numeric characters only).

1320.00

Unit

Sq. metres

## Existing Use

Please describe the current use of the site

Domestic dwelling

Is the site currently vacant?

Yes

No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes

No



Land where contamination is suspected for all or part of the site

- Yes
- No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
- No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

- Yes
- No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
- No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
- No

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
- No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cars

### Existing number of spaces:

4

### Total proposed (including spaces retained):

4

### Difference in spaces:

0

## Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

210. PL02 Existing Site Plan

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

c) Features of geological conservation importance

- Yes, on the development site  
 Yes, on land adjacent to or near the proposed development  
 No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes  
 No

If Yes, please provide details:

The proposals do not impact on the storage and collection of waste. It is anticipated that bins will continue to be stored in the existing parking yard and collected just outside the existing drive gate/wall.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes  
 No

If Yes, please provide details:

The proposals do not impact on the storage and collection of recyclable waste. It is anticipated that bins will continue to be stored in the existing parking yard and collected just outside the existing drive gate/wall.

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes  
 No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes  
 No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes  
 No

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes  
 No

Is the proposal for a waste management development?

- Yes  
 No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes  
 No

## Trade Effluent

**Trade Effluent**  
Does the proposal involve the need to dispose of trade effluents or trade waste?

- 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

## 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 Full 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

Date