

**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)



---

## **LISTED BUILDING CONSENT**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1992**

---

**Correspondence Address:**

Mike McConnell  
Dodds Cottage  
Tuffields Road  
Whepstead  
Bury St Edmunds  
IP29 4TN

**Applicant:**

Steve Hawes and Nick Palmer  
Jacks Farmhouse, Jacks Lane  
Combs  
IP14 2NQ

---

**Date Application Received:** 12-Jul-21

**Application Reference:** DC/21/03925

**Date Registered:** 13-Jul-21

---

**Proposal & Location of Development:**

Application for Listed Building Consent - Remove existing failed render and replace with Lime Plaster. Replace decayed and rotten windows and French doors. Rebuild existing front porch

Jacks Farmhouse, Jacks Lane, Combs, Suffolk IP14 2NQ

---

**Section A – Plans & Documents:**

This decision refers to drawing no./entitled received 12/07/2021 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 - Received 12/07/2021  
Block Plan - Existing - Received 12/07/2021  
Existing Plans and Elevations 01 - Received 12/07/2021  
Proposed Plans and Elevations 02A - Received 12/07/2021  
03 Window Elevations - Received 12/07/2021  
04B Window Sections - Received 12/07/2021  
05 Door Elevations - Received 12/07/2021  
06A Door Vertical Sections - Received 12/07/2021  
07A Door Horizontal Sections - Received 12/07/2021  
Design and Access Statement - Received 12/07/2021  
Schedule Of Works - Received 12/07/2021  
Heritage Statement - Received 12/07/2021

---

**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. Notwithstanding the submitted information, following the removal of the existing render, prior to commencement of any further works, a detailed schedule of repair to the underlying fabric and detail of proposed backing to render, including elevation and section drawings and annotated photographs, as appropriate, shall be submitted to and approved by the Local Planning Authority. Opportunity for the Heritage Team to inspect the underlying fabric should be provided as part of this condition. The works shall be carried out in accordance with the agreed schedule.

Reason - In the interests of preserving the significance of the listed building.

4. Prior to the application of the new render, a detailed proposed section drawing showing the finish to the base of render and its relationship to plinth, at 1:20, shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Reason - In the interests of preserving the significance of the listed building.

5. Prior to the application of new pargetting to the render, a sample panel of pargetted render, no less than 1 metre squared, shall be erected on site, inspected and approved by

the Local Planning Authority, with site visit as necessary, and retained for the duration of the works. All subsequent pargetting shall match that in the agreed panel.

Reason - In the interests of preserving the significance of the listed building.

6. Prior to the application of new render, confirmation of proposed lime render mix, including ratios, with manufacturer's literature as appropriate, shall be submitted to and approved by the Local Planning Authority.

Reason - In the interests of preserving the significance of the listed building.

7. Prior to the installation of new windows on the porch, manufacturer's literature and/or detailed elevation and section drawings of these windows, at 1:10 and 1:2 respectively, as appropriate, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interests of preserving the significance of the listed building.

8. Prior to the commencement of works to the porch, confirmation of proposed finish to the oak posts, shall be submitted to and approved by the Local Planning Authority.

Reason - In the interests of preserving the significance of the listed building.

9. New limewash used in the development hereby approved shall match the colour of existing paint as closely as possible, unless otherwise formally agreed in writing with the Local Planning Authority.

Reason - In the interests of preserving the significance of the listed building.

10. New joinery finish shall match that existing, unless otherwise formally agreed in writing with the Local Planning Authority.

Reason - In the interests of preserving the significance of the listed building.

## **SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

HB01 - Protection of historic buildings

HB03 - Conversions and alterations to historic buildings

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/21/03925

**Signed: Philip Isbell**

**Dated: 3rd September 2021**

**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.