

Planning Services

West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU
 www.westsuffolk.gov.uk/planning
 Email: customer.services@westsuffolk.gov.uk
 Telephone: 01284 763233



Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Mr

First name

Brian

Surname

Fearn

Company Name

retired

Address

Address line 1

Moor Hall

Address line 2

Stoke by Clare

Address line 3

Town/City

Sudbury

County

Country

United Kingdom

Postcode

CO10 8HJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Moor Hall had not received any meaningful upgrade or maintenance since 1991. The extensive list of repairs and renewals was shared with the LBO in July and September 2021 and the entire list has been completed. Within that manifest, just two tasks required detailed explanation and permission, which is sought retrospectively in this application, but the extent of works was not known until the work was done. The two tasks were :

1. Reinstatement of lime plaster coating to external walls and internal ceiling in two ground floor rooms.
2. Reconstruction of a garden wall spalling, delaminating and leaning over 15 to 20 degrees and expected to fall.

All other works undertaken fall within the categorisation as necessary repairs and maintenance.

Addendum. This application was first written ready to submit on 15 December 2022. On 17 December 2022 there was a thaw after ten days of minus 8c temperatures. A cheap plumbing ball-valve inherited from former owners works failed and unknown for approximately eighteen hours hot water sprayed over a section of the attic.. This brought down ceilings and walls of two rooms and did a total of £52000 of damage to works that had been deemed completed. Six months and £52,000 later it is good to report reinstatement with authentic materials and building-back-better. A change was implemented in the interior layout upstairs whilst these repairs were taking place so a third set of plans is now included to be swept up in this application... this is

3. Creation of two shower rooms in place of one large shower room with two (jack and jill) doors and thus creating a further en suite bedroom.

Has the development or work already been started without consent?

- Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

Has the development or work already been completed without consent?

- Yes
 No

If Yes, please state when the development or work was completed (date must be pre-application submission)

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

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- 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).

These are included elsewhere in the application

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:

Garden Walls - Local red brick stock from 17th century. Built four, some areas five courses thick. Outer faces badly spalled and delaminating. Lime mortar with severe Ivy invasion between course and on face. Some areas of Ivy more than 1m deep and 5m high growing into and through surrounding trees. Leaning minimum 20 degrees Eastwards. Heavy traffic vibration damage created by HGV's through potholes immediately outside on the A1092 (which carved through the middle of Moor Hall farmyard in WW1 and has remained inappropriately passing the house) exacerbates damage to the walls and vibration to fabric of the dwelling.

Proposed materials and finishes:

Garden walls ...Carefully part existing bricks from failed mortar in entirety of existing wall. The stock of reclaimed bricks from existing walls. Building sand and hydrated lime mortar in 3 to 1 ratio. Fresh concrete raft foundations built to a depth of 400mm place 100mm below ground level. Lowest three courses adding White cement to lime on 1:1 ratio with building sand mortar for sub-soil strength and moisture repellent Partial unseen internal wall of concrete block with wall ties in areas likely to be subject to future tree damage. Reclaimed bricks all reversed so inner unspoiled face becomes outer face and thus the original spalled outer face becomes inner face.

Type:

Internal walls

Existing materials and finishes:

Foil lined 1960's 1/4 inch plasterboard coated Artex in swirling pattern subsequent multiple coats of vinyl paints in varied colours. Boards mounted on 2" x 1" sawn timber battens between upright timber studs. In some areas a wire mesh with a thick trowelled quantity of Thistle plaster finished with a multifinish top coat and emulsioned.

Proposed materials and finishes:

A selection of either Sawn larch lathes or Skanda Savolit Plus Wood Wool Board coated with three (or two in case of Savolit) coats of Limecoat non hydraulic lime plaster hand trowelled to flat finish Applied by specialist lime plasterers DGS After adequate drying, a lining paper plus a heritage wallpaper patterned from early 18th c designs similar to fragments found.

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

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

All immediate neighbours and some interested members of the Parish Council have been invited around the and seen the improvements being made for themselves...Or they have been informed about them in intermittent detail ...generally verbally.

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

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

Emails

Date (must be pre-application submission)

12/06/2022

Details of the pre-application advice received

To withdraw a former application that was too detailed in its scope and depth. To proceed with necessary repairs and renewals and make application for items jointly considered appropriate to seek Listed Buildings Permissions. Take extensive ongoing photographs for evidence of works undertaken.

In addition it should be noted that a flood took place on 17 December 2022 after ten days of minus 8 temperatures after most of the former mentioned works were completed. This soaked a portion of the Victorian attic and in turn caused failure of plasterwork ceilings and walls and all associated decor, electrics, plumbing, carpentry and flooring that had to be removed to enable the house frame to dry adequately before reinstatement. Permission was sought for urgent remedial repairs with the same photographic evidence based approach. These works as repairs are not included in this application but will be visible upon inspection of the property. All lathes were saved in removing the failed wet lime plaster on all ceilings and walls and once dry the same materials were used in replacement (three coats of Lime plaster). Painstaking work was undertaken to remove intrusive former unsafe electrical and inappropriate plumbing installations from the historic fabric of these repaired walls.

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

Certificates under 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

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I / We hereby apply for 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

Brian Fearn

Date

31/05/2023