

Philip Isbell – Acting Chief Planning Officer  
Growth & Sustainable Planning

Babergh District Council  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.babergh.gov.uk](http://www.babergh.gov.uk)



---

## LISTED BUILDING CONSENT

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

---

### Correspondence Address:

Dean Jay Pearce - Architectural Design &  
Planning Ltd  
2/3 Milestone House  
Hall Street  
Long Melford  
Sudbury  
CO10 9HZ

### Applicant:

Mr Simon Douglas  
Walnut Tree Cottage  
Sherbourne Street  
Edwardstone  
Sudbury  
Suffolk  
CO10 5PD

---

**Date Application Received:** 05-Feb-19

**Application Reference:** DC/19/00596

**Date Registered:** 06-Feb-19

---

### Proposal & Location of Development:

Listed Building Consent - Erection of a rear single storey extension, associated interior alterations, additional/replacement cladding, and replacement of front door screen.

Walnut Tree Cottage, Sherbourne Street, Edwardstone, Sudbury Suffolk CO10 5PD

---

### Section A – Plans & Documents:

This decision refers to drawing no./entitled SITE LOCATION PLAN received 05/02/2019 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:

Plans - Existing 19/011/01 - Received 05/02/2019

Defined Red Line Plan SITE LOCATION PLAN - Received 05/02/2019

Plans - Proposed 19/011/02 - Received 05/02/2019

Design and Access Statement Walnut Tree Cottage, Sherbourne Street, Edwardstone C010 5PD - Received 05/02/2019

---

### Section B:

Babergh 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.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT  
OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external rainwater goods and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE:  
FENESTRATION

Prior to the commencement of any works to alter fenestration of the hereby approved development, detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new or replacement windows, roof lights and doors and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF. (Note: The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.)

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SECTION DETAILS

Before any works to the building are commenced the large and appropriately scaled sectional drawings (1:10/1:20) of the to the eaves and verges of the hereby approved altered mono-pitch roof have been submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building.

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

CN01 - Design Standards  
CN06 - Listed Buildings - Alteration/Ext/COU  
HS33 - Extensions to Existing Dwellings  
NPPF - National Planning Policy Framework

**NOTES:**

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

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/19/00596

**Signed: Philip Isbell**

**Dated: 20th March 2019**

**Acting Chief Planning Officer  
Growth & Sustainable Planning**