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Sustainable Communities

Mid Suffolk District Council  
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Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## LISTED BUILDING CONSENT

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

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**Correspondence Address:**

Mr Craig Beech  
Church Farm Barn  
The Street  
Thorndon  
IP23 7JR

**Applicant:**

Mr and Mrs Niall and Rebekkah Dyer  
Greenwood Farm Luffs Lane  
Suffolk  
Mickfield  
IP14 5LL

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**Date Application Received:** 23-May-22

**Application Reference:** DC/22/02679

**Date Registered:** 28-Jun-22

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**Proposal & Location of Development:**

Application for Listed Building Consent - Erection of two extension and creation of utility/boot room and rear entrance including internal and external alterations as per schedule of works.

Greenwood Farm, Luffs Lane, Mickfield, Stowmarket Suffolk IP14 5LL

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 593 01A received 23/05/2022 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 593 01A - Received 23/05/2022  
Elevations - Proposed 593 07 J - Received 16/08/2022  
Site Plan 593 05 L - Received 16/08/2022  
Roof Plan - Proposed 593 16 B - Received 16/08/2022  
Floor Plan - Proposed 593 06 J - Received 16/08/2022  
Site Plan 593 08F - Received 27/06/2022

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**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. ROOF COVERING MATERIALS

Prior to the installation of new roof covering materials on the new extensions, manufacturer's literature of proposed roof covering materials, shall be submitted to and approved by the Local Planning Authority. Such materials shall comply with these details.

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

4. NEW WINDOWS/DOORS

Prior to the installation of any new windows and doors, proposed elevation and section drawings of new windows and doors, at 1:10 and 1:2 respectively, or manufacturer's literature, as appropriate, shall be submitted to and approved by the Local Planning Authority. Windows and doors shall comply with these.

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

5. ROOFLIGHTS

Prior to the installation of new rooflights, manufacturer's details of proposed rooflights, shall be submitted to and approved by the Local Planning Authority. Rooflights shall comply with these details.

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

6. NORTH ELEVATION FIRST FLOOR WINDOW

Notwithstanding the submitted information, prior to the commencement of any works in regard to the proposed north elevation first floor window opening to Bedroom 2, full details of proposed location of new window, including section drawings, at 1:20 or as appropriate, to show proposed position, and details of relationship to existing fabric, including photographs showing nature of fabric to be removed, following small scale investigation and/or removal of the external render, as agreed, and detailed elevation and section drawings of the proposed window, shall be submitted to and approved by the Local Planning Authority. The development shall comply with these details.

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

#### 7. SCHEDULE OF REPAIRS

Prior to the commencement of repairs to the existing windows, a detailed schedule of repairs to the windows, to include measured drawings/annotated photographs and written statement, as appropriate, to demonstrate extent and methods of repair, shall be submitted to and approved by the Local Planning Authority. Works shall comply with these details.

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

#### 8. SECTION DETAILS

Prior to the commencement of works above eaves level to any of the new extension elements, detailed section drawings through the eaves, verges, and abutments of each new extension element, at 1:20 or 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.

#### 9. EXTERNAL FLUE

Prior to the installation for the new external flue, details of the proposed external flue, including manufacturer's literature as appropriate, shall be submitted to, and approved by the Local Planning Authority. The flue shall comply with these details.

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

#### 10. WEATHERBOARDING/JOINERY

Prior to the application of any finish to the weatherboarding and joinery on the single storey dining room extension, details of proposed finish(es), to the weatherboarding and joinery, including manufacturer's literature as appropriate, shall be submitted to, and approved by the Local Planning Authority. Works shall comply with these details.

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

#### 11. EXTERNAL VENTS

Prior to the installation of any external vents on the existing house, manufacturer's details of proposed vents and annotated photographs to show proposed locations, shall be submitted to and approved by the Local Planning Authority. Vents shall comply with these details.

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

12. STAIRCASE

Prior to the installation of the new staircase between first and second floor, details of proposed staircase form, including details of bannisters/balustrades, to include measured drawings and/or manufacturer's literature, shall be submitted to and approved by the Local Planning Authority. The staircase shall comply with these details.

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

13. RAINWATER GOODS

Prior to the installation of new and replacement rainwater goods, manufacturer's details of proposed rainwater goods, shall be submitted to and approved by the Local Planning Authority. Any goods used shall comply with these details.

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

14. SCHEDULE OF REPAIRS TO FABRIC

Following the removal of the existing cement render, prior to the commencement of any repairs to underlying fabric, a detailed schedule of repairs to the underlying fabric, to include measured frame survey drawings and/or annotated photographs, shall be submitted to and approved by the Local Planning Authority. N.B. Opportunity for the Heritage Team to inspect the underlying fabric shall be provided as part of this condition. N.B. This condition can be completed in stages as preferred, to avoid exposure of all the underlying fabric at the same time.

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

15. SECTIONAL DRAWINGS

Notwithstanding the submitted information, following the removal of the existing cement render, prior to the application of any new render or backing, detailed section drawings, at 1:20 or as appropriate, showing proposed build-up and relationship to plinth, fenestration, eaves and verge, taking into account existing variations as appropriate, shall be submitted to and approved by the Local Planning Authority. N.B. Opportunity for the Heritage Team to inspect the underlying fabric shall be provided as part of this condition.

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

16. INSULATION BOARDING

Notwithstanding the submitted information, following the removal of the existing cement render, prior to the installation of any insulation boarding, as may be approved under the relevant condition, details of how the insulation would be installed to take into account any undulations in the frame, to include written statement and/or drawings as appropriate, shall be submitted to and approved by the Local Planning Authority. Works shall comply with these details.

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

17. RENDER MIX DETAILS

Prior to the application of any new render, details of proposed render mix, to include constituent parts and ratios, and/or manufacturer's literature, shall be submitted to and approved by the Local Planning Authority. The render mix used shall comply with these details.

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

18. RENDER FINISH DETAILS

Prior to the application of the new finish to the render, confirmation of proposed finish type and colour, to include manufacturer's literature as appropriate, shall be submitted to and approved by the Local Planning Authority. The render finish used shall comply with these details.

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

19. EXTRA DETAILS

The following details shall also be complied with:

- The external render on the new extension shall be finished to match the existing.
- All new weatherboarding shall be timber and feather-edged.
- New fenestration joinery, bargeboards and fascias on the rendered extension shall be finished to match the existing historic core, unless otherwise agreed by separate discharge of condition.
- Following the creation of new fenestration openings in the historic core, adjacent fabric shall be made good using matching materials and methods.
- All new leadwork shall be undertaken in accordance with the Codes and guides recommended by the Lead Sheet Training Academy.

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

20. CARTLODGE ROOF COVERING

Prior to the installation of new roof covering materials on the cartlodge, manufacturer's details of these materials shall be submitted to and approved by the Local Planning Authority. Such covering shall comply with these details.

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

21. CARTLODGE EXTERNAL DOORS

Prior to the installation of new external doors on the cartlodge, detailed elevation and section drawings, at 1:10 and 1:2 respectively, and/or manufacturer's literature, of proposed doors, shall be submitted to and approved by the Local Planning Authority. Works shall comply with these details.

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

22. CARTLODGE WINDOWS

Notwithstanding the submitted information, prior to the installation of the new window on the cartlodge, detailed elevation and section drawings at 1:10 and 1:2 respectively, and/or manufacturer's literature, shall be submitted to and approved by the Local Planning Authority. Works shall comply with these details.

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

23. MOAT – SCHEDULE OF WORKS

Prior to the commencement of works to the moat, a detailed schedule of works, to include measured drawings/annotated photographs/written schedule 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.

24. STRUCTURE OVER MOAT

Prior to the creation of any structure over the moat for the driveway, details of this, to include detailed elevation and section drawings, and details of materials including manufacturer's literature, shall be submitted to and approved by the Local Planning Authority. Works shall comply with these details

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

25. TERRACE/DRIVEWAY WORKS

Prior to the commencement of works to the terraces and driveway, manufacturer's details of hardstanding materials to be used in the terraces and driveway, shall be submitted to and approved by the Local Planning Authority. Works shall comply with these details

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

26. WEATHERBOARDING

All new weatherboarding on cart-lodge shall be timber and feather-edged.

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

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

CS05 - Mid Suffolk's Environment  
HB01 - Protection of historic buildings  
HB03 - Conversions and alterations to historic buildings  
NPPF - National Planning Policy Framework

**NOTES:**

1. This listed building application is in relation to the householder application DC/22/02678. The conditions on the householder application need to be fully complied with alongside this permission.

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/22/02679

**Signed: Philip Isbell**

**Dated: 29th September 2022**

**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.