



Babergh District Council
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5

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

Email: planning@baberghmidsuffolk.gov.uk

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

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

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Christopher

Surname

Pettit

Company Name

Crawford and Company

Address

Address line 1

Eleven Brindley Place

Address line 2

2 Brunswick Square

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B1 2LP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

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

The proposed works are related to remedial works in respect of oil contamination of the soil, substrate and building fabric caused by a damaged oil tank to a barn building within the curtilage of the Listed Building on this site (Curtis Farm). The proposed works are planned in three phases as below.

Note: Please make reference to Crawford Environmental Consultancy (CEC) Scope of Works Document (attached with LBC application)

PHASE 1 -

- *Internal excavation area of identified impacted ground measuring 6.0 m X 1.0 m to a depth of 1.0 m bgl to expose brickwork for validation, excavation not to undermine footings.
- *Undertake drill point survey of exposed brickwork below ground brickwork.

PHASE 2 -

- *Extension of external excavation according to site plan, measuring approximately 2.5 m X 1.5 m to footing level. NB two brick plinths to be dismantled. See Photograph 11 in CEC Scope of Works.
- *Up to 4 no. additional trial pits within the barn to assess migration along the side walls. CEC to advise extension of internal excavation based on findings.
- *Removal of brickwork (maximum extents 1.6 m X 6.0 m) as per Photograph 12 in line with structural engineers' method statement to facilitate screening of internal side.
- *CEC to screen brickwork, trial pits and excavation.

PHASE 3 -

- *Replace brickwork as per structural engineer's method using bricks to match existing bond, material, colour, style and dimensions laid in lime mortar to match existing with prior agreement of the Conservation Officer. Known extents requiring replacement measure 1.6 m X 6.0 m.
- *Installation of pipework across wall to facilitate passive venting.
- *Provision of bentonite pellet layer to base of excavation.
- *Excavated areas to be backfilled, with installation of vapour membrane internally and 4 no. perforated pipes beneath, to be threaded through wall, to facilitate later connection if necessary.
- *Reinstate concrete floor slab internally, reinstate electrics and skirting board as existing style and dimensions.
- *Oil tank base and supporting plinths to be replaced as existing arrangement to allow reinstatement of OST.
- *Temporary OST to be removed, and new OST to be reconnected.

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)

10/04/2023

Has the development or work already been completed 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

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

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:

1. Brick - Red clay brick laid in Flemish bond externally. 2. Mortar - Appears to be lime based in sharp sand with bucket handle jointed smooth finish. Note: Includes rebuilding of existing freestanding brick piers.

Proposed materials and finishes:

1. Brick - Red clay brick to match existing colour, style and dimensions, laid in same bond as existing. 2. Mortar - Lime based in sharp sand with bucket handle jointed smooth finish to match existing. Note: Includes rebuilding of existing freestanding brick piers.

Type:

Internal walls

Existing materials and finishes:

1. Brick - Red clay brick laid in Flemish bond externally. 2. Mortar - Appears to be lime based in sharp sand with bucket handle jointed smooth finish. 3. Render - To lower 900mm approximately. Appears to be cementitious. 4. Skirting Board - Painted softwood timber approximately 100mm high.

Proposed materials and finishes:

1. Brick - Red clay brick to match existing colour, style and dimensions, laid in same bond as existing. 2. Mortar - Lime based in sharp sand with bucket handle jointed smooth finish to match existing. 3. Render - To match existing material to avoid incompatibility of adjoining materials. 4. Skirting Board - To match existing painted softwood timber approximately 100mm high.

Type:

Floors

Existing materials and finishes:

Floor - Appears to be concrete slab. Unsure if reinforced and of depth. Assume between 100-200mm deep.

Proposed materials and finishes:

Floor - As existing materials and dimensions to avoid incompatibility of existing adjoining materials.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Oil Tank Base - Concrete Slab.

Proposed materials and finishes:

Oil Tank Base - Concrete slab to existing style and dimensions.

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

- 001 Scope of Works Document (CEC)
- 002 Redacted Scope of Works (Seed Environmental)
- 003 Structural Engineers MS (23-1088)
- 004 Email from Lucy Birch at Babergh Council re LBC
- 005 Curtis Farm Heritage Asset Assessment Report 2020
- 006 Photograph 1 – View of barn (front aspect)
- 007 Photograph 2 – View of barn (rear aspect)
- 008 Photograph 3 – Access to property
- 009 Photograph 4 – View of brickwork replacement from internal perspective
- 010 Photograph 5 – Brickwork plinths to be removed from external aspect
- 011 Design and Access Statement
- 012 Location Plan
- 013 Block Plan

Neighbour and Community Consultation

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

- 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

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

DC/23/01318

Date (must be pre-application submission)

28/03/2023

Details of the pre-application advice received

Excerpt from email dated 28/03/2023 from Lucy Birch to Georgia Piggot from Crawford Environmental Consultants

"Good morning Georgia,

Following our phone call, I have had a look into the question of the possible curtilage listing, which can be a slightly complicated thing to determine. Curtilage listing requires, in short, a building to have existed prior to 1st July 1948, and to have been of associated and subordinate use to the listed building at the time of its listing. I have had a look at some old maps, and I believe that, unless you are able to demonstrate otherwise, the outbuildings in question would be considered curtilage listed – as they appear to be shown on this map from approx. 1913 and are still associated with the Listed Building (which is usually an indication that they were historically associated). Listed Building Consent would therefore be required for any works to the structure.

As mentioned, you may go ahead with works to remove the affected material prior to achieving a formal consent – however please make sure to do so sensitively and without removing any unnecessary material. You will then need to submit a retrospective Listed Building Consent application. This application must include a record of what has been removed, and should include details of appropriate replacement materials."

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

Date