



**WILKINSON**  
PLANNING

## **Planning, Design and Access Statement (inclusive of Heritage)**

SITE

Grove Farm House, Little Wenham, Suffolk, CO7  
6QB

PROPOSAL FOR

Erection of wall, repairs to barn and installation of  
septic tank (retention of), and, erection of gates  
and fencing.

PROPOSAL BY

Mr N Brown

July 2023

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## 1.0 Introduction

- 1.1 This statement is prepared on behalf of Mr N Brown in respect of an application for; Erection of wall, repairs to barn and installation of septic tank (retention of), and, erection of gates and fencing, at Grove Farm House, Little Wenham, Suffolk, CO7 6QB.
- 1.2 It will consider the planning policy position and provide an overview of the relevant material considerations relating to the proposed development.
- 1.3 The extract below shows the location of the site relative to its surroundings and other nearby development.

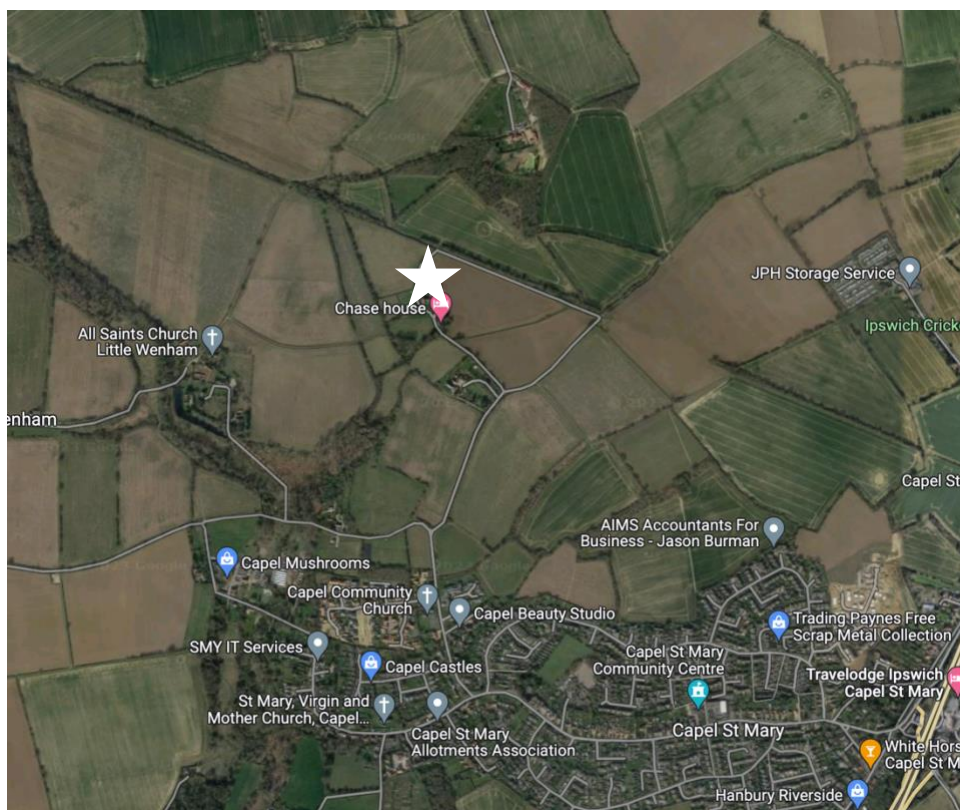


Figure 1.3.1 Aerial View

## 2.0 Site and Surrounding Area

- 2.1 The application site comprises of a Grade II listed property known as Grove Farm House, set within spacious private grounds inclusive of associated outbuildings. Parking is situated to the east of the host dwelling, with associated outbuildings to the rear. The site is access by newly

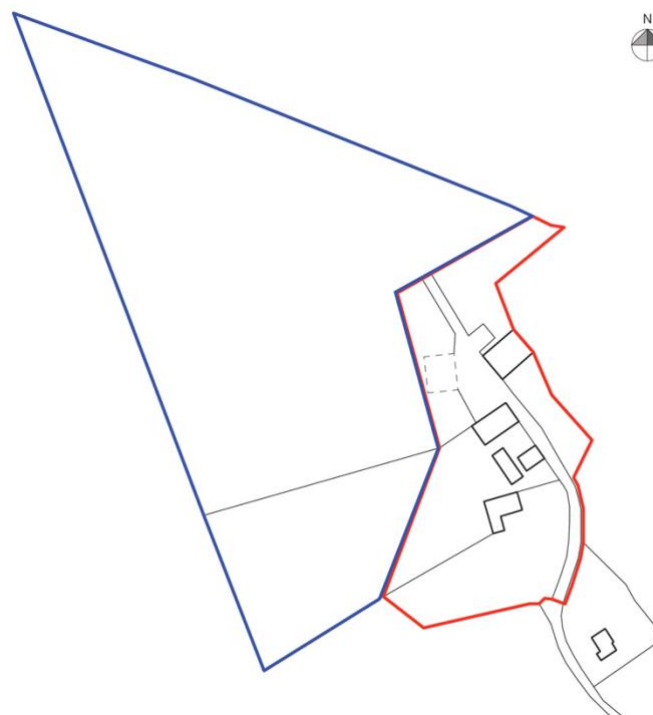
formed enclosures, and is within close proximity to Capel St Mary. The site falls within the Parish of Little Wenham, and is described by Historic England’s official listing description as follows:

*House. C16 and C17, or earlier, with later, including early C19 alterations. Exposed timber frame to front, painted brick faced return wall, plastered rear wing. Red plain tiled roofs. Off centre and far right chimney stacks. 2 storeys. Paired eaves brackets. 3 window range of C20 leaded 3 light casements. Central gabled porch, C20 door. The exposed frame to left C16 with heavy timbers and halved bracing, right frame C17 with through bracing.*

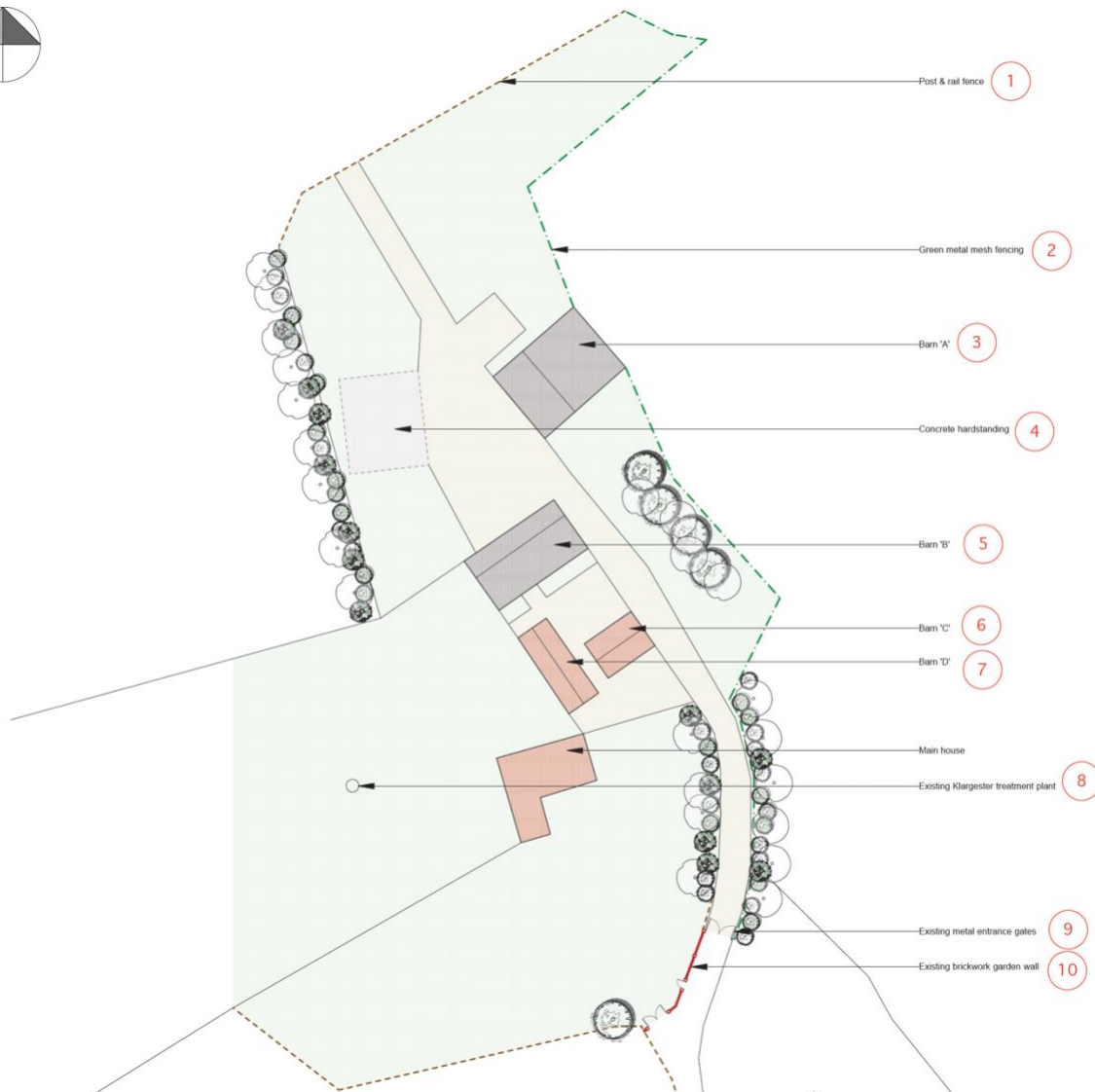
2.2 The site is at a very low risk of both fluvial and pluvial flooding. There are no protected trees on or near to the site. The application site is relatively isolated although a neighbouring dwelling is located to the south. The site does not fall within any designated landscape area (SLA or AONB). There are no signs of land contamination.

### 3.0 Proposal

3.1 The proposal is for; Erection of wall, repairs to barn and installation of septic tank (retention of), and, erection of gates and fencing:



**Figure 3.1.1 - Site Location Plan**



**Figure 3.1.2 - Proposed Site Plan**

3.2 The application is supported by a suite of plans and documents including;

- Application Forms
- Planning Drawings
- Planning, Design and Access Statement (inclusive of Heritage)

#### 4.0 Planning Policy

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the Development Plan for the purpose of any determination to be made under the

Planning Acts, then that determination must be made in accordance with 'the Plan' unless material considerations indicate otherwise.

- 4.2 The National Planning Policy Framework 2021 (NPPF) contains the Government's planning policies for England and sets out how these are expected to be applied. Planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policies contained within the NPPF are a material consideration and should be taken into account for decision-making purposes.
- 4.3 The NPPF is supported by the Planning Practice Guidance (PPG), which assists applicants and decision makers in interpretation the NPPF.
- 4.4 The site is not located within an area with an emerging or adopted neighbourhood plan.
- 4.5 The Development Plan for Babergh consists of:

Babergh Local Plan Alteration No.2 (2006)

- CN01 – Design Standards
- CN06 – Listed Buildings - Alteration/ Extension/ Change of Use
- TP15 – Parking Standards

Babergh Core Strategy (2014)

- CS1 – Presumption in Favour of Sustainable Development
- CS13 – Renewable / Low Carbon Energy
- CS15 – Implementing Sustainable Development in Babergh

Supplementary Planning Documents

- Suffolk Adopted Parking Standards (2019)
- Nationally Described Space Standard (2015)
- Suffolk Design Guide (2000)

National Planning Policy Framework (2021)

- Para 7: Achieving sustainable development

- Para 8: Three dimensions to sustainable development
- Para 10: Presumption in favour of sustainable development
- Para 11 – 14: The presumption in favour of sustainable development
- Para 38: Decision making
- Para 47 – 50: Determination of planning applications
- Para 110 – 111: Highways impacts
- Para 119 – 123: Making effective use of land
- Para 126 – 134: Achieving well designed places
- Para 174: Natural environment
- Para 195 – 202: Historical Environment

4.6 The proposed development has been primarily assessed having had regard to core policies CS1, CN01 and CN06.

4.7 This statement will consider other material planning policies in turn.

## 5.0 Planning History

5.1 Whilst the site itself has not been subject to any planning applications, there are a number of planning applications concerning an adjacent site which are considered relevant to the determination of this application as listed below:

### 5.2 Planning Applications

Application for Listed Building Consent - Replacement of existing 20th century windows; re-instatement of west elevation render, removal of cementitious render and replacement with lime render; re-instatement of flat roof porch to west elevation (following removal of existing).

Ref. No: DC/23/02368 | Status: Granted

Erection of detached 3 bay cartlodge. As amended by drawings received on 13 August 2007.

Ref. No: B/07/01030 | Status: GRA

Change of use of agricultural store to Class B1 use

Ref. No: B//01/01047 | Status: Application Withdrawn

CHANGE OF USE OF CART SHED TO JOINERY WORKSHOP AND USE OF BARN FOR STORAGE OF FURNITURE

Ref. No: B//89/01130 | Status: Refused

ADDITIONAL USE OF DWELLINGHOUSE FOR BED AND BREAKFAST ACCOMMODATION (3 LETTABLE ROOMS)

Ref. No: B//92/00206 | Status: GRA

ADDITIONAL USE OF DWELLING/BED & BREAKFAST ESTABLISHMENT AS RESTAURANT

Ref. No: B//93/00154 | Status: GRA

NOTIFICATION UNDER PART 6 OF THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988 (AS AMENDED) - ERECTION OF PORTAL FRAME MACHINERY/GRAIN STORE

Ref. No: B/AB/95/00825 | Status: GRA

Application for Listed Building Consent - Insertion of french door; form enclosed front porch; replace existing window with french doors; internal alterations. Insertion of window in gable at attic level. Construction of two no. dormer windows as amended by drawing no.s 07B, 09B, 10C and 12B received on 3rd March 2004.

Ref. No: B/04/00013 | Status: Application Withdrawn

Alterations to existing outbuildings to form cartlodge and garden room as amended by drawing No 13/1506/Rev A received on 30th April 2004

Ref. No: B/04/00420 | Status: GRA

Application for Listed Building Consent - Infill side of existing porch; insertion of 5 no. replacement windows on front elevation; insertion of 2 no. French doors; insertion of 4 no. windows; construction of 4 no. dormer windows; internal alterations as amended by drawing no. 1506/12C received on 5th August 2004 and drawing no. 1506/7F received on 10th August 2004 and drawing no's 1506/7H, 1506/9E and SK1/3A received on 15th September 2004.

Ref. No: B/04/01307 | Status: GRA





Conversion of barn to dwelling and use of former grain store to workshop/garage (existing machinery building and second grain store to be demolished).

Ref. No: B/04/01616 | Status: Refused

Erection of garden wall/gates as amended by drawing received on 28th July 2004.

Ref. No: B/04/01005 | Status: GRA

## 6.0 Material Planning Considerations

### 6.1 Principle of Development

6.2 The presumption in favour of sustainable development is set out in policy CS1 of the development plan and seeks to replicate the terms of the presumption as found within paragraph 11 of the NPPF. It is clear, therefore, that the presumption is set out within the development plan and, as such, the application of the presumption is not simply weighed as a material consideration within the NPPF but is a consideration against which all proposals must be determined. The development plan has primacy, and the LPA would be incorrect in law if they chose not to apply it.

6.3 Policy CS15 sets out a range of criteria, ensuring all development is considered holistically and is sustainable, with specific regard paid to the natural and historical environments, services and facilities, infrastructure, travel, flooding and pollution.

6.4 At a national level, paragraph 10 of the NPPF states; *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development”*.

6.5 Paragraph 119 provides commentary to this effect, stating that; *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”*. Clearly the proposal harmonises with this notion, offering a proportionate scheme which could be delivered seamlessly without overriding harm as this statement will go on to discuss.

6.6 The applicant recognises the significance the listed building holds within Planning Law, which includes the curtilage within which Grove Farm House is set. The site is in residential use, and comprises of spacious surroundings which the applicant is simply seeking to keep secure. Security, privacy and all round delineation from the open countryside is an important aspect of retaining the historic narrative of the building, and is an entirely fair and reasonable expectation of any historic custodian. The works are entirely consistent with other rural settings whereby the owner of the site is wishing to form security and privacy. The associated works (Klargester and repairs) are incidental to the use of the site, and should be supported without fail due to the residential use engaged.

6.7 The principle of development is therefore robustly supported at a local and national level. The principle of the proposal is acceptable in this respect, and there is nothing before the LPA to suggest otherwise.

#### 6.8 Design and Layout

6.9 Policies CN01 and CN06 seek to encourage good design and layout in new development, whilst protecting residential amenity. The LPA will grant permission for proposals which meet the design criteria. Furthermore, the NPPF places a strong emphasis on good design, in particular through Chapter 12 'Achieving well-designed places' containing a number of policies which can support the delivery of good design and stating that planning decisions should ensure that developments are visually attractive as a result of good architecture. Paragraph 126 states:

*"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."*

6.10 The design cues adopted have been carefully considered given the nature and extent of the site. The works are proportionate and are visually harmonious with the rest of the site, and

can easily be accommodated within the overall backdrop of the locality. The proposal would not result in undue harm to the character, landscape, heritage or residential amenity levels experienced by occupants of the site or neighbouring property. The proposal would not result in a scheme which is notably excessive in terms of scale and form. The scheme has been meticulously set out, which is reflective of the area.

- 6.11 The proposal presents a suitable design and an effective layout, offering an efficient and practical use of the site which provides uplift to what has previously been a dilapidated site which the applicant has considerably improved. The historical dimensions of the site and assessment of the proposal's impact are discussed later in this statement.
- 6.12 The proposal responds favourably to policies CN01 and CN06 of the development plan, paragraphs 126 and 130 of the NPPF. There is little before the LPA to suggest the scheme should be refused upon design and layout grounds.
- 6.13 Heritage
- 6.14 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to have special regard to the desirability of preserving listed buildings and their settings (Sections 16 and 66).
- 6.15 At the local level, policies CS15, CN01 and CN06 deal with the historic environment, specifically designated heritage assets. The policies inter alia set out a number of criteria against which to assess proposals that affect designated heritage assets through both their significance and setting.
- 6.16 At a national level, there are specific NPPF policies relating to designated heritage assets that should be considered in this case. Paragraph 197 is particularly relevant to the determination of this proposal:

*"In determining applications, local planning authorities should take account of:*

*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness”.

6.17 Paragraph 199 of the NPPF states; “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.” It continues to identify that; “This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”. The more important the asset, the greater the weight should be.

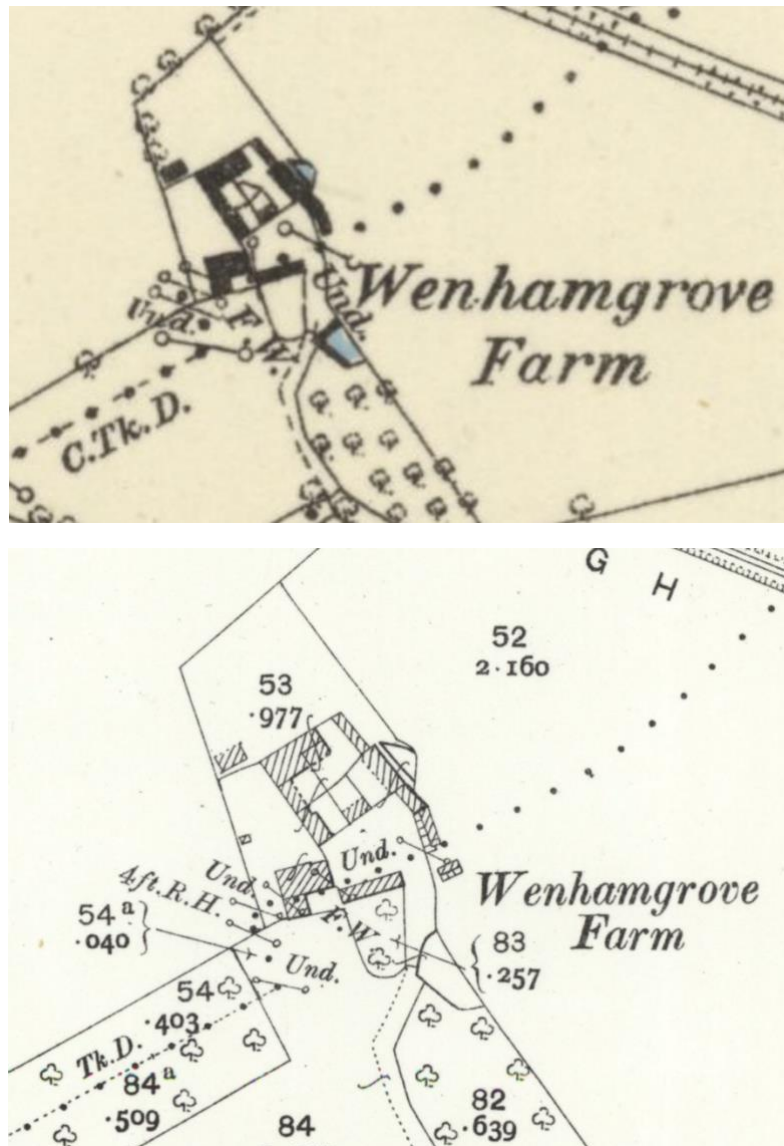


Figure 6.17.1 Historic Maps

- 6.18 Paragraph 202 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 203 of the NPPF identifies that the impact of a proposal on the significance of a heritage asset should be taken into account, in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 6.19 The NPPF defines the setting of a heritage asset as the surroundings in which it is experienced. The extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset; may affect the ability to appreciate that significance; or may be neutral.
- 6.20 These legislative and policy provisions thereby identify a need to assess the significance of the heritage asset in a proportionate manner, identify the impact of the proposed development on that significance, balance any harm arising against the public benefits and ensure that the special character of the building is preserved and, where possible, enhanced.
- 6.21 The proposal is spatially balanced and would not impinge adversely upon the historic character or integrity of the Grade II host dwelling. The fabric of the host dwelling would be unaltered. Furthermore, the historic layout of the site would be largely unchanged, as built form has remained unaltered for many decades. It is clear that the proposed works offer continuity of the historic narrative, and that the works proposed are entirely in step with the historic integrity of the site.
- 6.22 Erection of wall – The works are delivered to a high standard offering a suitable enclosure to the front of the site. The works are standalone, and do not attach to the Grade II listed building in any way. The brick choice is traditional and typical of the Suffolk vernacular, and is entirely in keeping with the palette expected in this part of the district.
- 6.23 Repairs to barn – The works are like for like resulting in a building which has been finished to a high standard. The roof has always been of slate finish, which has been repaired to a high standard. The boarded walls are appropriate for the locality, and sit upon a plinth which has been repointed in places. The rainwater goods are upgraded resulting in a building which has

been restored to a very good standard, through an appreciative approach to heritage and conservation.

- 6.24 Installation of septic tank – The septic tank system is located to the west of the site, in a position which would not unduly compromise the integrity of the Grade II listed building. The Klargestar is incidental to the long established residential use, and is required for day to day living.
- 6.25 Erection of gates – The existing gates are proposed to be removed, with wooden items proposed through the plans presented. Wooden items would be entirely appropriate for the area and would complement the nature and extent of the host dwelling extremely well.
- 6.26 Erection of fencing – The existing fencing is proposed to be removed, with post and rail proposed through the plans presented. Wooden perimeter enclosure would be entirely appropriate for the area and would complement the nature and extent of the host dwelling extremely well. This is a relatively soft intervention which will provide reasonable security to the applicant. The works would reflect the agricultural nature of the area.
- 6.27 Given the modest extent of these proposals, the visual impacts from near and far would not diminish the historic qualities of the site, and would in fact enhance the visual quality of the site and surrounding area. The proposal would not give rise to adverse heritage harm as a matter of principle, as the historic fabric of Grove Farm House would remain unaltered.
- 6.28 The principles of developing the site do not appear to give rise to harm to the setting or significance of any designated heritage asset. The owner has undertaken all works to an incredibly high standard. Notwithstanding that the proposal is not considered to detrimentally affect the setting or significance of the listed building, in the event a level of less than substantial harm were to be identified by the Council, there are significant public benefits in economic terms that would outweigh such harm.
- 6.29 Sensitive development can be accommodated here in a manner that would not engage paragraphs 201 or 202 of the NPPF, and which would comply with policies CS15, CN01 and CN06.

6.30 Highways Access, Parking and Safety



- 6.31 The proposal site would be accessed via an established private access. Accordingly, the existing access and driveway are readily capable of undergoing minor improvements to accommodate existing residential use.
- 6.32 Policy TP15 and the supplementary parking standards require that all new development will provide adequate parking provision relative to the scheme proposed.
- 6.33 The proposal responds well to policy TP15, Suffolk Parking Guidance and paragraphs 105, 110 and 111 of the NPPF. There is nothing before the LPA to suggest the scheme should be refused upon highways grounds, as the highways performance of the site would remain unaltered.
- 6.34 Residential Amenity
- 6.35 Policy CN01 seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. Paragraph 126 of the NPPF also holds regard to the protection and preservation of residential amenity, which the scheme wholly delivers.
- 6.36 There would be no detrimental impact to existing occupants of the locality or future owner / occupiers of the proposal site. The position of proposed fenestration (on the front and rear elevations) would mitigate against detrimental impact to existing amenity.
- 6.37 The proposal responds favourably to policy CN01 and paragraph 126 of the NPPF. There is little before the LPA to suggest the scheme should be refused upon residential amenity grounds.
- 6.38 Landscaping
- 6.39 Policy CR07 underpins the notion of preserving and enhancing landscape and character areas through appropriate design. The existing site offers a nugatory landscape and tree value and is not of a visual character which would exclude the site from development. The scale and form of the scheme is designed to generate a limited to low impact upon the surrounding street scene, and would not result in any overriding landscape harm.

6.40 Flood and Water

6.41 The site is not located in a vulnerable flood zone area; therefore, the risks of flooding are considered to be low. Given that the application is considered 'minor', on site attenuation and surface water management / disposal is nonetheless provided, ensuring that the sites 'sealed surfaces' are properly managed. The applicant is fully aware of their obligation to comply with Part H (Drainage and Disposal) of the Building Regulations 2010.

6.42 Sustainability

6.43 Paragraph 8 of the NPPF outlines the three pillars of sustainable development that schemes should seek to deliver:

*“a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

6.44 The proposal reflects the essence of paragraph 8, and is therefore considered economically, socially and environmentally sustainable.

6.45 Land Contamination





6.46 There is no known land contamination issue, with an extremely low contamination potential. The site is not considered to present risk to future owner / occupier through land contamination.

## 7.0 Planning Balance

7.1 The proposal seeks planning permission for; Erection of wall, repairs to barn and installation of septic tank (retention of), and, erection of gates and fencing. The applicant acknowledges the LPAs position concerning planning conditions and welcomes discussion around agreement of conditions.

7.2 The scheme is robustly supported at a local and national level offering a truly sustainable scheme which is heavily aligned to local and national planning policies.

7.3 In light of this and taking account of all the considerations set out above, it is hoped that the LPA will support this sustainable development by granting planning permission in the terms requested.