

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



LISTED BUILDING CONSENT

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

Correspondence Address:

Mr Samuel Jackson
Gorniak And McKechnie
37 Church Street
Eye
IP23 7BD

Applicant:

Mrs Lucy Dawson
Aldridges Farm
Fressingfield Road
Laxfield
Suffolk
IP13 8EN

Date Application Received: 06-Mar-23
Date Registered: 08-Mar-23

Application Reference: DC/23/01115

Proposal & Location of Development:

Application for Listed Building Consent. Internal renovations. Erection of rear single-storey extension. Removal of 3no bay windows on front of the property and removal and replacement of existing front porch.

Aldridges Farm, Fressingfield Road, Laxfield, IP13 8EN

Section A – Plans & Documents:

This decision refers to drawing no./entitled A1 100 received 06/03/2023 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:

Design and Access Statement - Received 06/03/2023
Heritage Statement - Received 06/03/2023
Application Form - Received 06/03/2023
Schedule Of Works - Received 06/03/2023
STAIRCASE DETAIL - Received 06/03/2023
Defined Red Line Plan A1 100 - Received 06/03/2023
Site Plan A1 101 - Received 08/03/2023
Floor Plan - Existing A1 200 - Received 06/03/2023
Floor Plan - Existing A1 201 - Received 06/03/2023
Elevations - Existing A1 202 - Received 06/03/2023
Elevations - Existing A1 203 - Received 08/03/2023

Block Plan - Proposed A1 300 - Received 06/03/2023
Floor Plan - Proposed A1 301 - Received 06/03/2023
Floor Plan - Proposed A1 302 - Received 06/03/2023
Floor Plan - Proposed A1 304 - Received 06/03/2023
Roof Plan - Proposed A1 305 - Received 06/03/2023
Elevations - Proposed A1 306 - Received 06/03/2023
Elevations - Proposed A1 307 - Received 06/03/2023
Sectional Drawing 1884 1000A staircase - Received 06/03/2023
Floor Plan - Proposed A1 303 ground - Received 08/03/2023
Fenestration Drawing A1 600 elevations - Received 08/03/2023
Fenestration Drawing A1 601 elevations - Received 08/03/2023
Fenestration Drawing A1 602 sectional - Received 08/03/2023
Fenestration Drawing A1 603 sectional - Received 08/03/2023
Fenestration Drawing A1 604 sectional - Received 08/03/2023

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. APPROVED PLANS & DOCUMENTS FOR DESIGNATED ASSET

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 consent.

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

NOTES FOR CONDITION:

Any indication found on the approved plans to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

2. 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

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF
EAVES AND VERGES

Before any works are commenced to the eaves and verges of the porch and extension, detailed large scale drawings of the eaves and verge detail of the porch and extension

shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building/s. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or lost. If agreement was sought at any later stage there is an unacceptable risk of lost and damage to such assets.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIMBER FRAME REPAIRS

Following the removal of render and prior to removal or alteration of timber frame, the extent of proposed repairs will be illustrated in a timber frame survey using annotated photographs or elevation drawings at 1:50, shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REPAIRS

Following the removal of render and prior to removal or alteration of any existing infill material, the extent of proposed repairs will be illustrated using annotated photographs or elevation drawings at 1:50, shall be submitted and agreed. shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: INSULATION DETAILS

Prior to installation, details of the proposed insertion of any new insulation or infill material to be applied prior to re-rendering will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: PLINTH REPAIRS

Following the removal of render and prior to removal or alteration of the existing plinth, the extent of proposed repairs will be illustrated using annotated photographs or elevation drawings will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: INTERNAL DOORS

Prior to installation, scaled drawings showing the elevational and sectional details of any new proposed internal doors will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL DOORS

Prior to installation, scaled drawings showing the elevational and sectional details of the proposed external doors within the new extension will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL FLUES

Prior to installation, manufacturers details and annotated drawings showing the detail and position of any new external flues or mechanical ventilation units will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RAINWATER GOODS

Prior to installation, manufacturers details and finish of any new rainwater goods will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CLADDING AND FINISHES

Prior to the installation of external cladding and finishes to the extension, manufacturer's literature will be submitted and agreed in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOF AND WALL MATERIALS

Prior to the installation of roof and wall materials to the extension and porch, manufacturer's literature will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FINAL FLOOR SURFACES

Prior to the installation of the final ground floor surfaces, manufacturers literature will be submitted and agreed, in writing, by the Local Planning Authority and shall be implemented and completed in its entirety as approved.

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

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance
GP01 - Design and layout of development
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS05 - Mid Suffolk's Environment
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
H18 - Extensions to existing dwellings
Laxfield Neighbourhood Plan
LP03 - Residential Extensions and Conversions
LP19 - The Historic Environment
LP24 - Design and Residential Amenity
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings
HB04 - Extensions to listed buildings

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.

2. **Listed Building Note**

This listed building consent relates solely to the plans, drawings, notes and written details submitted with the application or as subsequently amended in writing and referred to in this notice. Any variation of the works or additional works found necessary before work

starts or while work is in progress or required under the Building Regulations, or by the County Fire Services or environmental health legislation may only be carried out after approval by the Local Planning Authority. Unauthorised modifications, alterations or works not covered by this consent may constitute an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and may render the applicant, owner(s), agent and /or contractors liable to enforcement action and/or prosecution.

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

This relates to document reference: DC/23/01115

Signed: Philip Isbell

Dated: 19th May 2023

**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.