

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 Martin Howe
28 Julian Road
Spixworth
Norwich
NR10 3QA
undefined

Applicant:

Mrs H Timmons
Bullocks Farm
Earlsford Road
Mellis
Eye
Suffolk
IP23 8DY

Date Application Received: 20-Jun-22

Application Reference: DC/22/03104

Date Registered: 21-Jun-22

Proposal & Location of Development:

Application for Listed Building Consent - Erection of single storey side/rear extensions and insertion of new windows, and alterations as per drawing 0088 03

Bullocks Farm, Earlsford Road, Mellis, Eye Suffolk IP23 8DY

Section A – Plans & Documents:

This decision refers to drawing no./entitled 0088 01 received 20/06/2022 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:

Existing Plans and Elevations 0088 01 - Received 20/06/2022
Application Form - Received 20/06/2022
Block Plan - Existing 0088 01 - Received 20/06/2022
Defined Red Line Plan 0088 01 - Received 20/06/2022
Proposed Plans and Elevations 0088 02B - Received 15/08/2022
Block Plan - Proposed 0088 03A - Received 25/07/2022
Heritage Statement 0088 03 - Received 20/06/2022

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 FOR DESIGNATED ASSET

CONDITION: 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 CONDITON:

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.

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

Prior to the commencement of works to the pitched roof extension above slab level, details, including manufacturer's literature as appropriate, of proposed bricks to be used in the plinth of the new extension, and details of proposed mortar colour and finish shall be submitted to and approved in writing by the Local Planning Authority. Such details as agreed shall be implemented fully in accordance with the approved details.

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 heritage asset.

4. IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EAVES AND VERGES

Prior to the commencement of works to the pitched roof extension and link, and plant cupboard, above eaves level, detailed section drawings, at 1:20 or as appropriate, through the eaves, verges and abutments of the pitched roof extension, link and plant cupboard, as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Such details as agreed shall be implemented fully in accordance with the approved details.

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 heritage asset.

5. IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOF MATERIALS

Prior to the installation of new roof covering materials on the pitched roof extension and plant cupboard, details, including manufacturer's literature as appropriate, of new roof covering materials shall be submitted to and approved in writing by the Local Planning Authority. Such details as agreed shall be implemented fully in accordance with the approved details.

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 heritage asset.

6. NOTWITHSTANDING SUBMITTED INFORMATION: WINDOW ELEVATIONS

Notwithstanding the submitted details, detailed elevation drawings of the proposed utility room window, at 1:10 or as appropriate, showing the removal of the glazing bars. The section details of this window shall continue to match those submitted, any changes to the detail shall be submitted to and approved in writing by the Local Planning Authority. Such details as agreed shall be implemented fully in accordance with the approved details.

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 heritage asset.

7. NOTWITHSTANDING SUBMITTED INFORMATION: WINDOWS ON MAIN HISTORIC CORE

Notwithstanding the submitted details, detailed section drawings of the windows to be installed on the main historic core, at 1:2 or as appropriate, to include glazing bar details, plus details of existing windows, as appropriate shall be submitted to and agreed in writing by the Local Planning Authority.

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 heritage asset.

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

Prior to the commencement of any works to install the 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 plant cupboard doors (not covered by a separate planning condition) 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.)

9. SPECIFIC RESTRICTION ON DEVELOPMENT: RAINWATER GOODS TO BE USED

Rainwater goods (including gutters, downpipes, hopperheads and soil pipes) shall be installed to match the existing unless otherwise agreed in writing by the LPA. These shall be thereafter retained as installed.

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

10. ONGOING REQUIREMENT OF DEVELOPMENT: WEATHERBOARDING

All new timber weatherboarding shall be featheredged. Any changes to this shall be submitted to and approved in writing by the LPA.

Reason: In the interests of the character, integrity and preservation of the building

11. ONGOING REQUIREMENT OF DEVELOPMENT: EXTENSION FINISHES

The external wall of the proposed extension to the flat roof shall be to match existing (including bricks, mortar finish, brick finish of plinth and the form and finish of render). The eaves detail of the flat roof shall be to match existing (including extension and following application of new roof covering and insulation). Any changes will need to be submitted to and agreed in writing by the LPA.

Reason: In the interests of the character, integrity and preservation of the building

12. ONGOING REQUIREMENT OF DEVELOPMENT: RENDER FINISH

The render to be installed on the plant cupboard is to match the existing finish adjacent.

Reason: In the interests of the character, integrity and preservation of the building

13. ONGOING REQUIREMENT OF DEVELOPMENT: BARGEBOARDS AND FASCIAS

All new bargeboards and fascias are to be timber. Any alterations to this will need to be submitted to and approved in writing by the LPA.

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 heritage asset.

14. IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ALUMINIUM GLAZING

Prior to the installation of new aluminium glazing, manufacturer's details as appropriate, of the proposed glazing shall be submitted to and approved in writing by the Local Planning Authority. Such details as agreed shall be implemented fully in accordance with the approved details.

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 heritage asset.

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_1 - Mid Suffolk Approach To Delivering Sustainable Development
FC01 - Presumption In Favour Of Sustainable Development
H15 - Development to reflect local characteristics
H16 - Protecting existing residential amenity
H18 - Extensions to existing dwellings
CS05 - Mid Suffolk's Environment
HB01 - Protection of historic buildings
HB04 - Extensions to listed buildings
HB03 - Conversions and alterations to historic buildings
HB08 - Safeguarding the character of conservation areas

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

This relates to document reference: DC/22/03104

Signed: Philip Isbell

Dated: 19th August 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.