



Mid Suffolk District Council Planning Services
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
 Tel: 0300 1234000 option 5
 Email: planning@baberghmidsuffolk.gov.uk
www.midsuffolk.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

Nicholas Jacob Architects

Company Name

Nicholas Jacob Architects

Address

Address line 1

94 School Road

Address line 2

Address line 3

Town/City

Helmingham

County

Suffolk

Country

Postcode

IP14 6EX

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 proposals are to devise a new layout to achieve one three bedroom house whilst introducing energy saving measures where possible.

Has the development or work already been started 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

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

100 - site plan
110 - proposed plans
200 - elevations and sections

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:

Floors

Existing materials and finishes:

concrete

Proposed materials and finishes:

concrete with thermal insulation

Type:

Internal walls

Existing materials and finishes:

brick and plaster

Proposed materials and finishes:

brick and plaster

Type:

External walls

Existing materials and finishes:

Render

Proposed materials and finishes:

Render

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 - location plan
100 - site plan
110 - proposed plans
200 - elevations and sections

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/23/01340

Date (must be pre-application submission)

14/06/2023

Details of the pre-application advice received

The act of reversing the subdivision between numbers 93 and 94, does not constitute development as per section 55 of the Town and Country Planning Act 1990. This aspect of the proposal does therefore not require planning permission.

The remaining works including the doors, porches, canopy, re-rendering and associated works to the buildings will require listed buildings consent, and may require a householder planning application, to gain planning permission, if the works fall outside the remit of the General Permitted Development Order.

Design

The proposal to reunite the two cottages to form a single three-bedroomed dwelling by way of removing the partitions in some places is appropriate as it will allow the historic layout of the space to be appreciated once more. Investigation has identified a stud in the present party wall that is not part of the original structure but appears to infill a later opening; re-using this opening would almost certainly represent the least harmful way of re-joining the cottages. Similarly at first floor an alteration to the tie beam indicates the position of a block doorway. Initial opening up has revealed painted softwood door linings at ground and first floors.

The removal of the stairs at no. 94 and rebuilding of stairs at No.93 within the existing trap is supported and would recover the historic scale and layout of the rooms. However, an application to notify Historic England of this change will be required.

The replacement of doors at No.93 with windows would have a neutral impact in terms of design and heritage harm as it is understood that the doors are unlikely to be in original positions. Similarly, the removal of the porch at No.93 and addition of a canopy to the door of No.94 would also have neutral impact in terms of design.

The proposed timber frame repairs and addition of insulation to frame voids would be supported if breathable boards are installed over the frame provided the render finish is on the timber lath and does not overhang beyond the plinth. The proposal to only re-render No. 93 and 94 could adversely affect the street scene and appearance of the farmhouse. If practical issues can be overcome and No.92 is re-rendered at the same time, there will be no objections on heritage grounds.

The works outlined above relate to the listed buildings, with the consultation response from BMSDCs Heritage Team is outlined above in full. The Heritage Officer has stated the proposal is unlikely to result in harm to the building's heritage significance. In reducing the degree of subdivision, and of duplication of accesses, bathrooms etc, the proposal can be expected to recover some of the building's historic integrity, and appreciation of the scale and quality of its spaces.

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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

