



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](mailto:planning@baberghmidsuffolk.gov.uk)

Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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	<input type="text" value="23"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Park Cottage"/>
Address Line 1	<input type="text" value="Church Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Suffolk"/>
Town/city	<input type="text" value="Tattingstone"/>
Postcode	<input type="text" value="IP9 2NA"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="613795"/>	<input type="text" value="237081"/>

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

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

IP7 7LD

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Proposed erection of rear extension(s) and part rebuilding of no. 24 along with associated internal works. Erection of garage building and associated works

Has the 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

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes  
 No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes

No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

Yes

No

b) Demolition of a building within the curtilage of the listed building

Yes

No

c) Demolition of a part of the listed building

Yes

No

If the answer to c) is Yes

What is the total volume of the listed building?

392.00	Cubic metres
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What is the volume of the part to be demolished?

124.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

January
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Year

1830
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(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

<ol style="list-style-type: none"><li>Existing rear lean-to additions to be removed. These latter additions are in a very poor condition and are non-habitable and in a significant state of disrepair.</li><li>The existing built structure to no. 24 is to be dismantled down to a height where structural integrity is achieved to facilitate the re-building of this structure to match that of the existing built form with minor alterations to the existing built form.</li></ol>
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Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

The structure is unsafe and beyond a point of safe and economic repair. Non-original additions and of limited significance to the heritage asset.
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## 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).

Refer to:

SJB Designs drawings/documents 488-01, 02, 03, 04, 05, 06, SL1, HS01, D&AS, DS01, CM01

Ashley Largent Associated document H059-AL-01 Structural Condition Report Nov 2022

Leigh Alston - Historic Building Record May 2023

## 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:**

Soft red facing brick

**Proposed materials and finishes:**

Existing soft red facing bricks to be re-used for rebuild elements of the project. New facing bricks - Vandersanden Becton facing bricks with white mortar for new build elements Cladding-Vertical cedar cladding (natural) Garage cladding - Dark stained horizontal timber featheredged cladding

**Type:**

Roof covering

**Existing materials and finishes:**

Orange/Red clay plain tiles

**Proposed materials and finishes:**

All existing structure to be repaired/rebuilt with reclaimed tiles to match existing. New built forms to be built with new red/orange clay tiles. Tiles to be Sahtas clay Traditional Handmade multi. Flat roof sections to be single ply rubberised membrane.

**Type:**

Windows

**Existing materials and finishes:**

White/green painted timber

**Proposed materials and finishes:**

Existing to be White painted timber New windows within extension to be Grey aluminium

**Type:**

External doors

**Existing materials and finishes:**

White/Green painted timber Brown stained timber

**Proposed materials and finishes:**

White/green painted timber Stained timber Grey aluminium

**Type:**

Floors

**Existing materials and finishes:**

Concrete Floor

**Proposed materials and finishes:**

Concrete Floor

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

Refer to:

SJB Designs drawings/documents 488-01, 02, 03, 04, 05, 06, SL1, HS01, D&AS, DS01, CM01

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes  
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes  
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes  
 No

## Parking

Will the proposed works affect existing car parking arrangements?

- Yes  
 No

If Yes, please describe:

Additional parking area will be provided by creation of proposed garage and associated hardstanding.

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

A previous iteration of the submitted plans were sent to the heritage team for comments and these were discussed with Natalie Drewett and Tegan Chenery.

In very broad terms the proposals were received favourably with the scale and amount being proposed being broadly acceptable. Concern was raised with the relationship and junction (being proposed at the time) with the rear extension causing an awkward abutment detail. It was also advised that any extensions should be sole contained to the rear of the existing cottages and extension(s) should not extend beyond the end gable of 24. The garage design was considered acceptable both in its position and scale.

Drawings have since been revised to accommodate the concerns raised above.

## 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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

The Applicant

The Agent

Title

Mr

First Name

Sebastian

Surname

Blemings

Declaration Date

27/09/2023

Declaration made

## Declaration

I/We hereby apply for Householder planning & 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

Sebastian Blemings

Date

28/09/2023