

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

**Babergh District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.babergh.gov.uk](http://www.babergh.gov.uk)



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## **LISTED BUILDING CONSENT**

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

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**Correspondence Address:**

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100 Drummond Street  
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SE16 4DG

**Applicant:**

Chris Goulder And Zain Alatas  
124 Culford Road  
London  
N1 4HU

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**Date Application Received:** 31-Mar-22

**Application Reference:** DC/22/01695

**Date Registered:** 01-Apr-22

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**Proposal & Location of Development:**

Application for Listed Building Consent. Alterations and refurbishment, including partial demolition and rebuild works, and associated landscaping works as per Design and Access Statement. Revised scheme to that approved under DC/21/00149.

Priory Farm, Priory Green, Edwardstone, Part In The Parish Of Little Waldingfield CO10 5PN

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled S OI received 31/03/2022 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:

Ecological Survey/Report - Received 09/01/2021  
Ecological Survey/Report - Received 15/01/2021  
Defined Red Line Plan S OI - Received 31/03/2022  
Elevations - Proposed PL 05 C - Received 31/03/2022  
Floor Plan - Proposed PL 03 B - Received 31/03/2022  
Floor Plan - Proposed PL 01 C - Received 06/06/2022  
Sectional Drawing SU296-12-B - Received 19/08/2022  
Elevations - Proposed PL 06 D - Received 19/08/2022  
Heritage Statement - Received 19/08/2022  
Design and Access Statement - Received 31/03/2022  
Structural Survey - Received 06/06/2022

**Section B:**

Babergh 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

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 permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

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

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WALL  
BRICKWORK PANEL

Prior to the commencement of works to construct the new wall to replace the north eastern part of existing catslide wall to be rebuilt, a sample panel of brickwork relating to the new wall, of no less than one metre squared, showing proposed bricks, bond, mortar joining and mortar finish, shall be erected on site. Photographs of the panel shall then be submitted to and approved in writing by the Local Planning Authority. The approved panel shall be retained on site for the duration of the works.

Reason: In the interests of securing an appropriately constructed wall to preserve and enhance the listed building.

Note: Opportunity for the Local Planning Authority to inspect the sample panel on site shall be provided as part of this condition.

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

Fenestration as previously approved shall be installed in accordance with the details approved under DC/22/04577, unless otherwise agreed in writing by the Local Planning Authority.

Prior to the installation of any additional/new fenestration in the north-eastern part of the existing rear catslide to be rebuilt, detailed elevation and section drawings, scaled at 1:10 and 1:2, respectively, of those proposed windows, shall be submitted to and approved in writing by the Local Planning Authority. The fenestration shall then be installed in accordance with the approved elevation and section drawings.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FRENCH DOORS

Prior to the installation of French doors on the external northwest elevation of the rear garden room, detailed elevation and section drawings, scaled at 1:10 and 1:2, respectively, and/or manufacturer's literature, or proposed doors, shall be submitted to and approved in writing by the Local Planning Authority. The French doors shall then be installed in accordance with the approved drawings and/or details.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CHIMNEY STACK RECONSTRUCTION

Prior to the dismantling of the chimney stack, a written timetable, detailing when the stack would be dismantled and when it would be fully reconstructed, shall be submitted to and approved in writing by the Local Planning Authority. The timing and re-construction works shall then be carried out in accordance with the approved details.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REUSEABLE MATERIALS

Following the dismantling of the chimney stack, all reusable dismantled materials shall be safely stored in a weathertight location on site which shall be available for inspection on site by the Local Planning Authority, within a 14 days notice. Such materials shall be retained on site until such time as the chimney stack is entirely rebuilt.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REBUILDING CHIMNEY STACK

Prior to the reconstruction of the chimney stack, a sample panel of brickwork relating to the rebuilt stack, of no less than one metre squared, using existing and/or additional

shortfall bricks, and showing proposed bond, mortar jointing, and mortar finish, shall be erected on site. Photographs of the panel shall then be submitted to and approved in writing by the Local Planning Authority. The panel shall then be retained on site for the duration of the works.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

Note: Opportunity for the Local Planning Authority to inspect the sample panel on site shall be provided as part of this condition.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: CHIMNEY STACK MORTAR

Prior to the reconstruction of the chimney stack, details of proposed mortar mix(es) to be used in reconstruction, to include manufacturer's literature/details of constituent parts and ratios, shall be submitted to and approved in writing by the Local Planning Authority. The chimney stack shall then be re-constructed using the approved mortar mix(es).

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

10. SPECIFIC RESTRICTION ON DEVELOPMENT: CHIMNEY STACK

The chimney stack shall be reconstructed to match the overall form of the existing, including dimensions and materials, and using all salvageable materials, with new to match existing, unless otherwise agreed in writing with the Local Planning Authority, including under any other relevant condition.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOFLIGHT

Rooflight(s) as previously approved shall be installed in accordance with the details approved under DC/21/04017. Prior to the installation of the new rooflight in the southwestern roof slope at second floor, manufacturer's details of proposed rooflight, shall be submitted to and approved in writing by the Local Planning Authority. The rooflight shall then be installed in accordance with the approved details.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: LIME RENDER

Prior to the application of new lime render to north-western gable of rear garden room lean to, details of proposed lime render mix, backing and finish, to include manufacturer's literature and/or details of constituent parts and ratios, as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. The lime render shall then be applied in accordance with the approved details.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BREAD OEVN

Prior to the commencement of any further works to the uncovered bread oven in the kitchen, a detailed schedule of works the bread oven, to include measured drawings/annotated photographs and written schedule of work as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. All works to the bread oven shall be done in accordance with the approved details.

Reason: In the interests of securing sympathetic refurbishments and protecting the character of the listed building.

Note: Opportunity for the Heritage Team to inspect the underlying fabric shall be provided as part of this condition.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIMBER FRAME AND INFILL

The details as approved under DC/22/02437 shall be adhered to, unless otherwise approved in writing by the Local Planning Authority. Prior to the commencement of all other works to the underlying timber frame and any infill, following the removal of the existing renders and roof covering materials, a detailed schedule of repairs for the timber frame and infill which shall show any insulation to be installed between the frame and include measured survey drawings/annotated photographs as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Opportunity shall be provided for the Local Planning Authority to inspect the underlying fabric. All subsequent works shall adhere to the approved details.

Reason: In the interests of protecting the historic fabric of the listed building.

Note: This condition can be completed in stages to avoid having to expose the entire timber frame at the same time.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WALL AND ROOF BUILD-UP

The wall and roof build-up as previously approved shall be carried out in accordance with the details approved under DC/22/03930. Following the removal of all other existing renders and roof coverings, detailed section drawings (scaled at 1:20) showing the proposed wall and roof build-up, with any proposed underlays, render backing and insulation outside the frame as appropriate, including relationship to plinth, eaves, verges, exposed areas of brickwork and fenestration openings shall be submitted to and approved in writing by the Local Planning Authority. The wall and roof build-up shall then be carried out in accordance with the approved drawings.

Reason: In the interests of preserving the historic fabric of the listed building.

Note: all lime render should be applied to timber laths as wood fibre boards are unlikely to be considered acceptable.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIEMTABLE: INTERNAL PLASTERING

All internal plastering shall be applied in full in accordance with the details approved under DC/22/02042, unless otherwise approved in writing by the Local Planning Authority.

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

17. SPECIFIC RESTRICTION ON DEVELOPMENT: WINDOW REPAIRS

All repairs to existing windows shall be carried out in accordance with the details approved under DC/22/03573, unless otherwise approved in writing by the Local Planning Authority.

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

18. SPECIFIC RESTRICTION ON DEVELOPMENT: WEST COAL STORE WINDOW

The installation of the new window in the west coal store lean-to shall be carried out in accordance with the details approved under DC/21/04017, unless otherwise approved in writing by the Local Planning Authority.

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

19. SPECIFIC RESTRICTION ON DEVELOPMENT: DORMER WINDOWS

All dormer windows shall be installed in accordance with the details approved under DC/22/03573, unless otherwise approved in writing by the Local Planning Authority.

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

20. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BRICKWORK

Prior to the introduction of any new brickwork in regard to works to existing floors and new brick terrace, including to make up any shortfall where relevant, manufacturers details of the proposed brick(s) to be used shall be submitted to and approved in writing by the Local Planning Authority. The bricks used in the existing floors and brickwork terrace shall be those as approved.

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

21. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOF TILES

Prior to the introduction of any new roof tiles, manufacturers details of the proposed roof tiles to be used shall be submitted to and approved in writing by the Local Planning Authority. The roof tiles uses shall be those as approved.

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

22. SPECIFIC RESTRICTION ON DEVELOPMENT: FIREPLACE

All works to the fireplace shall be carried out in accordance with the schedule of works approved under DC/22/02003, unless otherwise approved in writing by the Local Planning Authority.

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

23. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL VENTS

Prior to the installation of any external vents, manufacturer's literature of proposed vents and annotated photographs/measured drawings to show the proposed locations of any proposed external vents shall be submitted to and approved in writing by the Local Planning Authority. The external vents shall then be installed entirely as approved.

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

24. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL PIPEWORK

Prior to the installation of any external pipework, annotated photographs to show the proposed locations of any proposed external pipework shall be submitted to and approved in writing by the Local Planning Authority. The external pipework shall then be installed entirely as approved.

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

25. SPECIFIC RESTRICTION ON DEVELOPMENT: BLOCKED UP OPENINGS

All blocked up openings shall be finished to match the appearance of adjacent walls, unless otherwise agreed in writing with the Local Planning Authority.

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

26. SPECIFIC RESTRICTION ON DEVELOPMENT: BRICKWORK FLOORS

All existing brickwork in floors that is to be lifted and re-laid shall be reused in the new floors in the same rooms, where salvageable, in matching form with matching mortar type and finish, unless otherwise agreed in writing with the Local Planning Authority.

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

27. SPECIFIC RESTRICTION ON DEVELOPMENT: ROOFTILES TO BE STRIPPED

All existing rooftiles to be stripped shall be re-laid on the same roof slope where salvageable.

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

28. SPECIFIC RESTRICTION ON DEVELOPMENT: WESTERN COAL STORE LEAN-TO

The area of the western coal store lean-to to be rebuilt shall be rebuilt to match existing bond, mortar mix, mortar thickness and finish, with all existing bricks reused where salvageable (with any new bricks to match those as agreed under the condition 13).

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

29. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Skilled Ecology Ltd, December 2020) and the Ecological addendum (Skilled Ecology Ltd, February 2021).

This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW,) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve Protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 and s17 Crime & Disorder Act 1998.

## **SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh  
CS15 - Implementing Sustainable Development  
CN01 - Design Standards  
CN06 - Listed Buildings - Alteration/Ext/COU  
NPPF - National Planning Policy Framework  
NPPG-National Planning Policy Guidance

## **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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: DC/22/01695

**Signed: Philip Isbell**

**Dated: 3rd October 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.