



Babergh District Council
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 Tel: 0300 1234000 option 5

*Making the area a
 better place to live and
 work for everyone*

Email: planning@baberghmidsuffolk.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

Miss

First name

Kelly

Surname

Eaton

Company Name

Address

Address line 1

The Pool Cottage

Address line 2

High Street

Address line 3

Town/City

Acton

County

Country

United Kingdom

Postcode

CO10 0AJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Installation of a French drain to the rear of the property. A building survey carried out by a qualified Chartered Surveyor in 2021, (attached separately for reference), noted the high levels of water retention in the rear wall of the cottage and the deterioration of a section of the rear sole plate also due to high water retention. A French drain is requested to be installed to the rear of the property. The works would require the existing soil to be removed; a gradient slope created away from the rear of the cottage; a pipe installed with drainage holes and then the area backfilled with gravel to allow free flow of the water away from the cottage. Once completed; there would be no visible change to the rear of the cottage.

Removal of concrete render to the height of 1.5m from above the sole plate to the rear of the property. All external walls of the entire property have at some point been rendered in concrete. The request is that the bottom 1.5m of concrete render be removed from the rear external wall, the wooden beams underneath be treated and then covered over with lime plaster to allow the water to evaporate and dry out. The lime plaster would then be coated in a lime wash in a colour that matches the remainder of the cottage.

Underneath the sole plate are a layer of bricks which at some point in the past have been covered with bitumen. The proposal is that the bitumen cover is removed in full, from the bricks all the way around the property and then where required damaged bricks are replaced with the same type and re-pointing is carried out with lime mortar to ensure full breathability of the lowest level of the cottage as it rests on the ground.

Repair of part of the rear sole plate. A section of the rear sole plate has deteriorated and become rotten due to the retention of water in the wall directly above and below the sole plate itself. The proposal is to cut out the damaged and rotten section of the sole plate and splice in a new section, using treated green oak.

Re-pointing of central chimney stack with lime mortar and capping to prevent water ingress. The proposed solution is to ensure that the top of the chimney stack is re-pointed, where necessary, with lime mortar. The repair is not seeking to remove all existing concrete mortar, only to replace any missing mortar with lime mortar to ensure that the chimney is watertight. This repair work will require scaffolding to be erected to the front and rear sections of the cottage.

There is an existing cast iron down pipe to the front of the property. This has become corroded and a like for like cast iron replacement is requested to be installed.

Replacement of the lead flashing which is sited at a roof juncture between an extension and the main building. The flashing was previously repaired but has continued to leak and so some follow up repair work is required to ensure that this junction remains watertight.

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

If Yes, please describe and include the planning application reference number(s), if known

DC/21/06983 - Repair of tiles on porch, fascia boards and lead flashing
DC/23/01275 - Approval to change colour of windows and building

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

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:

Currently finished in concrete render

Proposed materials and finishes:

Lime plaster and lime wash

Type:

Rainwater goods

Existing materials and finishes:

A dirt filled gravel covered trench to the rear of the property and a corroded cast iron down pipe

Proposed materials and finishes:

a new french drain with plastic pipe, removal of dirt and replacement of clean gravel

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

A Heritage, Design and Access Statement is separately attached.

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

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

Miss

First Name

Kelly

Surname

Eaton

Declaration Date

14/11/2023

Declaration made

Declaration

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

Kelly Eaton

Date

14/11/2023