

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

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LISTED BUILDING CONSENT

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

Correspondence Address:

Mrs Rowan Easter
Parker Planning Services Ltd
13-15 Cathedral Street
Norwich
NR1 1LU

Applicant:

Mrs Simonne Graells
The Cottage
1 Chapel Road
Old Newton
Stowmarket
Suffolk
IP14 4PP

Date Application Received: 01-Mar-23

Application Reference: DC/23/01015

Date Registered: 02-Mar-23

Proposal & Location of Development:

Application for Listed Building Consent - Internal and external roof repairs, replacement of rainwater goods and upgrading of flashing as detailed within Schedule of Works.

The Cottage, 1 Chapel Road, Old Newton, Stowmarket Suffolk IP14 4PP

Section A – Plans & Documents:

This decision refers to drawing no./entitled HH/22/010/001 received 01/03/2023 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:

Application Form - Received 01/03/2023
Bat Survey - Received 01/03/2023
Heritage Impact Assessment - Received 01/03/2023
Schedule Of Works - Received 01/03/2023
Structural Survey - Received 01/03/2023
Design and Access Statement - Received 01/03/2023
Sectional Drawing Roof Section and Connection Detail SK001 - Received 01/03/2023
Defined Red Line Plan HH/22/010/001 - Received 01/03/2023

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

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 CONDITION:

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. REPAIRS TO UNDERLYING FABRIC

Following the stripping of the roof tiles, battens, felt, insulation, and any debris, prior to the commencement of any works to the underlying roof fabric of any roof slope, internal loft walls and loft ceiling, or part thereof, a Schedule of Works of repairs/alterations required to that fabric shall be submitted to and agreed in writing by the LPA. The Schedule shall include [1] a written statement detailing materials and methods to be used, and [2a] annotated photographs, including context photographs and closeups of the frame and fabric, or [2b] measured frame survey drawings, as appropriate to the works needed, showing where the work is proposed. The Schedule shall include a Programme Timetable which includes reasonable opportunity for the Council to inspect the exposed frame and fabric and to finalise whether a measured frame survey [2b] is required to satisfy this condition. Any works shall thereafter be undertaken in accordance with the agreed Schedule and Programme Timetable.

Reason - In the interests of preserving the significance of the listed building.

Informative: This condition can be agreed in stages as preferred, in order to avoid all the roof covering being removed at once.

Informative: The Local Planning Authority will aim to respond to a request to discharge this condition in a timely way having regard to the information available. Where on-site

inspection is required, arrangements will be made for this be undertaken as soon as reasonably practicable. A site visit date can be arranged in advance of submitting the details to discharge the condition, providing the details are then submitted at least two days before the site visit is due to take place.

4. INSULATION

Following the stripping of the roof tiles, battens, felt, insulation and any debris as necessary, prior to the installation of any insulation, other than above the loft ceiling with the products already specified, a schedule of proposed further insulation, including product details, with manufacturer's literature as appropriate, proposed locations and thicknesses, to also include, as appropriate, a) details of any fabric to be removed to install the insulation, b) detailed section drawings at 1:20 or as appropriate showing proposed build-up and any resulting increase in roof and/or wall thickness and resulting eaves, verge and any other features, shall be submitted to and approved by the Local Planning Authority. The Schedule shall also include a Programme Timetable which includes reasonable opportunity for the Council to inspect the exposed frame and fabric. Any works shall thereafter be undertaken in accordance with the agreed Schedule and Programme Timetable.

Reason - In the interests of preserving the significance of the listed building.

Informative: This condition can be agreed in stages as preferred, in order to avoid all the roof covering being removed at once.

Informative: The Local Planning Authority will aim to respond to a request to discharge this condition in a timely way having regard to the information available. Where on-site inspection is required, arrangements will be made for this be undertaken as soon as reasonably practicable. A site visit date can be arranged in advance of submitting the details to discharge the condition, providing the details are then submitted at least two days before the site visit is due to take place.

5. STRENGTHENING WORKS

Following the stripping of the roof tiles, battens, felt, insulation and any debris as necessary, prior to the commencement of any further strengthening works beyond those detailed at this stage, a schedule of proposed further strengthening works, including measured section drawings and/or annotated photographs as appropriate, alongside a written specification of works, shall be submitted to and approved by the Local Planning Authority. All subsequent works shall be carried out in accordance with the agreed details.

Reason - In the interests of preserving the significance of the listed building.

6. SHORTFALL TILES

Following the stripping of the existing pantiles, prior to the installation of any additional pantiles to make up shortfall, details of the proposed additional pantiles, to include manufacturer's literature and/or photographs of a sample at least three of the proposed pantiles, and confirmation as to the proportion required, shall be submitted to and approved by the Local Planning Authority. All subsequent works shall be carried out in accordance with the agreed details.

Reason - In the interests of preserving the significance of the listed building.

7. RESTRICTION ON CLEANING

No cleaning of the existing rafters shall take place.

Reason - In the interests of preserving the significance of the listed building.

8. REUSE OF PANTILES

All existing pantiles shall be re-laid on the roof where salvageable.

Reason - In the interests of preserving the significance of the listed building.

9. LEADWORK

Notwithstanding the submitted information, new leadwork shall be tucked into mortar joints between brickwork and no bricks shall be cut to install the leadwork.

Reason - In the interests of preserving the significance of the listed building.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

HB01 - Protection of historic buildings

HB03 - Conversions and alterations to historic buildings

LP19 - The Historic Environment

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.

3. **Protected Species Note**

The Ecological Appraisal (HUCKLE ECOLOGY LTD 2026 R1 V2) has recommended that mitigation measures should be undertaken for protected and Priority species during the proposed works.

Therefore, the LPA is obliged to advise that the mitigation measures and/or the works are adjusted, in line with Ecological Appraisal, to minimise potential impacts to these protected species during the construction and operation phases.

This is necessary to conserve protected and Priority species under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended) and the NERC Act 2006.

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/23/01015

Signed: Philip Isbell

Dated: 25th April 2023

**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 practise 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.