



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

Email: planning@baberghmidsuffolk.gov.uk

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

Yes

No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

Yes

No

Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Householder Application - Erection of single storey rear extension and creation of opening into lean-to extension; Alterations and repairs as per schedule of works.

Reference number

DC/22/04379, DC/22/04378

Date of decision

15/12/2022

What was the original application type?

Householder planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

Householder development: Development to an existing dwelling-house or development within its curtilage

Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Taking up concrete floor in existing cottage and building new insulated floor structure, alterations to fire opening in kitchen, careful take down and rebuilding of farm yard wall and dovecote and underpin area of existing wall under dovecote, stabilise the building which may require underpinning to the west side and north return wall.

Please state why you wish to make this amendment

1 Floor Structure. The existing floors have been concreted. The new proposals for heat pump heating require an insulated floor structure for underfloor heating. This will be done by carefully breaking out the existing floors, reducing levels, installing a new concrete floor structure, damp proof membrane, insulation and screed. Note that the floor to the lean-to has consent for replacing the floor structure and this would apply to the two main rooms in the cottage.

2 Enlarging the fire opening in the new Kitchen. The existing fire opening has a replacement fire surround and some existing modifications to the opening. The intention is to enlarge the opening sufficiently to install an Aga cooker. The fire surround will be reused in the Boots room which has had its fire surround removed and the opening filled in. This fire opening will be reinstated.

3 Rebuild the wall and dovecote. Reappraisal of the wall indicates that it is in poor condition. The mortar has degraded, many bricks are eroded beyond repair, the wall is leaning and bellying out of line. The initial intention to underpin the wall and to replace bricks and repoint have proved to be uneconomic and ultimately unsatisfactory. The most cost-effective way to rectify the deficiencies is to rebuild the wall. This would be done in solid brickwork to match the existing wall, with its random brickwork, to be carried out following a photographic survey. This survey will be undertaken when the wall is fully exposed – please refer to photographs of the wall as existing. The dovecote is a relatively modern construction with concrete floors. This is to be rebuilt with stone floors, otherwise to match the existing. This work will be done with natural hydraulic lime mortar. Underpin of area of existing under the dovecote.

4 A plumb survey of the building indicates that it has suffered from major cracking and differential settlement. The intention is to stabilise the building which may require underpinning to the west side and return walls. Movement in the structure is to be monitored as soon as the builder is appointed.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

1251.SK 10.1 GROUND FIRST FLOOR and ATTIC PLANS and SECTIONS AS EXISTING, 1251.SK1.7.P1 Corn Cott Sketch View from southeast, 1251.SK1.6.P1 Corn Cott Sketch View from West, 1251.SK.10.2 ELEVATIONS AS EXISTING, 1251.1.3 P1 BLOCK PLAN, 1251.1.2 P5 PLANS and ELEVATIONS AS PROPOSED and 1251.1.1 LOCATION PLAN

New plan/drawing numbers

1251.1.4 P4 GROUND FLOOR AS PROPOSED, 1251.1.5 P4 FIRST FLOOR AS PROPOSED, 1251.1.6 P6 ELEVATIONS AS PROPOSED, 1251.1.7 P5 SECTIONS AS PROPOSED, 1251.4.1 P1 KITCHEN LAYOUT, 1251.6.7 P1 SITTING RM FLUE CAPPING DETAIL, 1251.7.3 P1 DOVECOTE, 1251.SK.27 P1 UTILITY RM and KITCHEN FLOOR, 1251.SK.26 P3 SITTING ROOM FLUE, 1251.SK.28 P1 AREAS OF UNDERFLOOR HEATING, 5515 SK 230626-01 Foundations, 5515 SK 230626-02 Extension - GAs, 5515 SK 230626-04 Monitoring & opening up works.

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

Declaration

I/We hereby apply for Non-Material Amendment 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

Rodney Black

Date

21/12/2023