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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

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

## Description of Proposed Works

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

1. replace a small section of soleplate on the Northeast section of the property which is showing signs of degradation due to penetrating damp (and reinstatement of flood damaged wooden threshold).
2. remove render from internal brickwork which supports sections of the soleplate to allow damp to escape and prevent long last damage to the soleplates above and to carefully remove and replace bricks which have delaminated due to water damage.
3. Overhaul of flooring in ground floor reception rooms and install a more flood resilient flooring system which is sympathetic to a building of this age, to allow the building to breath and which is designed to allow water to soak down through the substrate to prevent the water penetrating through the base of the walls.

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

It was suggest that the current application - DC/23/05467 is withdrawn, and resubmitted in the new year to cover all the works required to rectify the damage, including the replacement of the screed flooring and repairs to the brickwork in the plinth. This is with Kathleen Fisher to action

## 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

**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).

please see D&A and Schedule of Works and your file with reports and discussions with Kathleen Fisher

## 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:**

Floors

**Existing materials and finishes:**

concrete screed

**Proposed materials and finishes:**

limecrete

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

Design Access and Heritage Statement V0.3 and Sschedule of Works V0.4

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes

No

If Yes, please provide details

THE Neighbours at Forge Cottage and Stowthorney have been consulted. Both were flooded and we have discused plans for the repairs extensively. I belive they have been contacted by MSDC and also a yellow notice has been displayed.

## 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

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

First Name

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

Surname

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

Reference

DC/23/05467

Date (must be pre-application submission)

18/12/2023

Details of the pre-application advice received

As discussed on site,

Firstly, after advice was given to remove the concrete from the internal elevations of the plinth, it appears that the plinth has been damaged by the concrete render, and many of the bricks are delaminated due to water damage. Many of these will likely need to be carefully removed and replaced. The plinth is a mix of modern brickwork in places with some historic brickwork, although now severely damaged. It seems likely that much of the brick plinth will need to be repaired. There is also some unusual air bricks on one elevation, which will need further consideration, as discussed.

It appears that concrete screed has been laid throughout the historic core of the property and extended up and over the plinth. This concrete is now cracked due to water damage and needs to be removed. Some of the screed has flaked away and shows a likely historic brick floor below the surface. This flooring should be retained where possible throughout the works.

I would recommend that the concrete screed is not replaced 'like-for-like'. As a timber-framed building, much of its historic fabric is breathable. This means that it deals with moisture passively, allowing it to freely move and escape the building. The concrete screed has significantly reduced this ability, meaning that flood water has become trapped in the fabric of the building, and may do again should any future flooding occur. I would recommend that a breathable floor substrate is utilised, such as limecrete. This should allow for any future flood water to escape the building through the floor and reduce the damaging impacts of the floodwater in the building in the future.

An appropriate repair for the soleplate has taken on board my comments about retaining as much as possible from the former entranceway (including the uneven worn top layer, which shows years of feet stepping over the threshold). I am content that this work is considered appropriate, and that steps have been taken to mitigate or avoid harm to the significance of the building.

The current application (DC/23/05467) does not cover removal of the concrete screed, or repairs to the brickwork of the plinth. I am content that the removal of the concrete plinth render was appropriate and has allowed for closer inspection of the plinth. I do not consider that LBC is required for temporary flood prevention measures.

Therefore, a new application is required to cover all the works required to rectify the damage, including the replacement of the screed flooring and repairs to the brickwork in the plinth. This way, all the works can be approved in one application, and not require an additional application to run concurrently with this one, including amending the plans to allow for a breathable floor substrate.

## 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

First Name

Surname

Declaration Date

Declaration made

## 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

Tim Rowe

Date

29/12/2023