



Mid Suffolk District Council Planning Services
 Endeavour House, 8 Russell Road,
 Ipswich, IP1 2BX
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www.midsuffolk.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

Mr

First name

James

Surname

Boughton

Company Name

Address

Address line 1

Flat 6 Hawks Mill

Address line 2

Hawks Mill Street

Address line 3

Town/City

Needham Market

County

Suffolk

Country

United Kingdom

Postcode

IP6 8LU

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)

Replacement of two side-hung twin sash windows to the second floor of the rear elevation of the building.

Following a prolonged period of poor building management and neglected external maintenance, it is now required to replace these windows due to their rotten and inoperable condition. The position of these windows on the rear, north facing, elevation of the building is exposed, receiving little direct sunlight and, therefore, leaving them susceptible to extreme weathering, which has led to them becoming rotted and seized in a partly closed position. (The inability to fully close, and therefore seal, the windows creates a major air/heat leakage point within the habitable areas of the property.)

The windows would, in a fully operable manner, provide a vital secondary means of escape from this part of the second-floor apartment in the event of a fire, as all other windows are either positioned over the river (i.e. not ladder accessible) or obstructed by the original cast iron frames along the front elevation.

The proposed replacement windows are polyester powder coated thermally broken aluminium and double glazed, which would remove the requirement for external maintenance, for their approximately 20-year life span, while also vastly improving the insulation properties of the property.

The selection of this window type has been arrived at following the comments made within pre-application advice sought from the Heritage Team of Mid Suffolk District Council planning office, which indicated that support would potentially be offered to a scheme proposing metal window frames due to the original industrial nature of the building.

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

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).

Drawings and photographs have been uploaded.

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:

Windows

Existing materials and finishes:

Softwood joinery fitted with single pane glazing. One window set fitted with plain glass and the other 'Cotswold' obscured glass. The current material finish is white paint.

Proposed materials and finishes:

Smart Systems Heritage Aluminium windows. Extruded and thermally broken aluminium sections, polyester powder coated to a satin white finish. Glazing to be insulating double glass units, following the existing glazing finish of plain glass to one window set and 'Cotswold' obscured to the second.

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

SmartSystems_FenestrationBrochure.pdf
Dwg No. HM_F6_RearWindows_01.pdf and HM_F6_RearWindows_02.pdf
HM_F6_RearWindows_Photos.pdf
HM_F6_DESIGN_ACCESS_HERITAGE_STATEMENT_A.pdf

Neighbour and Community Consultation

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

Yes

No

If Yes, please provide details

Consultations held with owners of properties immediately adjacent to the land outside of Hawks Mill, namely;

Mr and Mrs G Crosby - 41 Hawks Mill Street, Needham Market, Suffolk

Mr and Mrs M Shaughnessy - 37 Hawks Mill Street, Needham Market, Suffolk

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/22/06215

Date (must be pre-application submission)

29/12/2022

Details of the pre-application advice received

Following consideration of the pre-application information provided, Ms Katherine Pannifer commented;

"I believe the principle of replacing the 1980s windows to the rear would be supported at application stage by the Heritage Team, however we would normally look to support replacement timber windows either of a similar form or of a form to match more historic window openings present on the building. If improved thermal performance is a consideration, I would advise looking into slimline double glazed units which typically improve such performance without hindering the appearance of the window framing. Given the more industrial history of the mill, it might also be possible to consider aluminium casements subject to further details of design. It is unlikely that use of UPVC products would be supported."

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

If No, can you give appropriate notice to all the other owners?

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner:

***** REDACTED *****

House name:

Flat 1 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 2 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 3 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 4 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 5 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 7 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 8 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Flat 9 Hawks Mill

Number:

Suffix:

Address line 1:

Hawks Mill Street

Address Line 2:

Town/City:

Needham Market

Postcode:

IP6 8LU

Date notice served (DD/MM/YYYY):

15/01/2024

Person Family Name:

Person Role

The Applicant

The Agent

Title

Mr

First Name

James

Surname

Boughton

Declaration Date

15/01/2024

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

James Boughton

Date

15/01/2024