

Philip Isbell – Chief Planning Officer
Sustainable Communities

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

Website: www.midsuffolk.gov.uk



LISTED BUILDING CONSENT

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

Correspondence Address:

Mr Craig Beech
Church Farm Barn
The Street
Thorndon
IP23 7JR
undefined

Applicant:

Mr and Mrs Juliet and Bonamy Grimes
Monks Hall Hoxne Road
Suffolk
Syleham
IP21 4LN

Date Application Received: 31-Mar-22

Application Reference: DC/22/01699

Date Registered: 04-Apr-22

Proposal & Location of Development:

Application for Listed Building Consent - Refurbishment of grade II* listed house and erection of single storey rear extension with connecting structural glass link as per Design & Access Statement.

Monks Hall , Hoxne Road, Syleham, Suffolk IP21 4LN

Section A – Plans & Documents:

This decision refers to drawing no./entitled 466 01B received 31/03/2022 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 31/03/2022
Design and Access Statement Rev A - Received 08/08/2022
Heritage Impact Assessment February 2022 - Received 31/03/2022
Statement of Significance - Received 31/03/2022
Bat Survey March 2022 - Received 31/03/2022
Structural Survey R/21/217 June 2022 - Received 08/08/2022
Block Plan - Proposed 466 14C - Received 08/08/2022
Roof Plan - Proposed 466 15D - Received 08/08/2022
Floor Plan - Proposed 466 16E - Received 08/08/2022
Elevations - Proposed 466 17F - Received 08/08/2022
Sectional Drawing 466 18A - Received 08/08/2022
Defined Red Line Plan 466 01B - Received 31/03/2022

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. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing bricks to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building and in the interests of visual amenity and the character and appearance of the area.

4. SPECIFIC RESTRICTION ON DEVELOPMENT: RAINWATER GOODS TO BE USED

Prior to their installation, manufacturer's literature giving details of rainwater goods (including gutters, downpipes, hopper heads and soil pipes) shall be submitted to and approved in writing by the Local Planning Authority. These shall be thereafter retained as installed.

Reason - In the interests of the character, integrity and preservation of the building.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF EAVES AND VERGES

Before any works are commenced above slab level detailed large scale drawings of the eaves and verge detail of the glass link and extension shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed entirely as approved.

Reason - In the interests of the character, integrity and preservation of the building.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SECTION DRAWINGS - GLASS LINK

Prior to the commencement of any works above slab level detailed large appropriately scaled section drawings through the proposed glass link and the adjoining structures shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF. (Note: The large scale drawings should be of appropriate scale to clearly show the detailing and you are advised to discuss these with the Local Planning Authority in advance.)

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FENESTRATION

Prior to the commencement of any works above slab level detailed large appropriately scale drawings which shall include details of materials, finishes, method of opening, glazing and colour of all new windows, doors, glazed panels and roof glazing shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF. (Note: The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.)

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: MECHANICAL VENTILATION

Prior to the installation of any mechanical ventilation and soil vent pipes related to the hereby approved works, manufacturer's specification and annotated photographs (context and detail) of the proposed internal and external location of the mechanical ventilation and soil vent pipes, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF REPAIRS

Following the removal of the external render or cladding and further investigation works, a detailed schedule of work, including annotated photographs, large scale drawings, materials schedule and methodology for any structural works to be undertaken to the building shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented in their entirety as approved.

Reason - In the interests of the character, integrity and preservation of the building. This condition is required to be agreed prior to the commencement of such works to ensure matters of historic interest are considered and approved early to avoid damage or loss. If agreement was sought at any later stage there is an unacceptable risk of loss and damage to such assets.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE : REQUIREMENT FOR APPROVAL OF WORKS TO TIMBER FRAME

Following the removal of the external render or cladding and further investigation work, a methodology and detailed schedule of work, (including annotated photographs and materials specification as appropriate) for any timber frame or fabric repairs or alterations, shall be submitted to and approved in writing by the Local Planning Authority before the continuation of said works, which shall then be implemented in their entirety.

Reason - In the interest of the character, integrity and preservation of the building.

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE : REQUIREMENT FOR APPROVAL OF WORKS TO TIMBER FRAME IN ROOF

Following the lifting of roof tiles and covering a methodology (including annotated photographs and materials specification as appropriate) of any timber repairs or alterations shall be submitted to and approved in writing by the Local Planning Authority before the continuation of said works, which shall then be implemented in their entirety.

Reason - In the interest of the character, integrity and preservation of the building.

12. ACTION REQUIRED PRIOR TO INSTALLATION - COPPER INFILL

Prior to the installation of the copper infill at the ridge manufacturer's literature and the methodology for installation shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the installation shall be implemented as approved.

Reason - In the interests of the character ,integrity and preservation of the building.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF ROOFTILES

Prior to their installation precise details of the manufacturer and types and colours of any roof tiles to be used to make up any shortfall shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied.

Reason - To secure an orderly and well designed finish sympathetic to the character, integrity and preservation of the building.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE : DETAILS OF MORTAR AND RENDER

Prior to the commencement of works to utilise lime mortar, plaster or lime render a precise specification and manufacturers literature for the lime mortar, plaster and lime render, including the backing material shall be submitted to and approved in writing by the Local Planning Authority. All such work shall be carried out entirely in accordance with the approved specification.

Reason - In the interests of the character, integrity and preservation of the building.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF BRICKS FOR REPAIRS

No works shall be commenced on repairs to existing brickwork until precise details of the manufacturer and types and colours of the bricks to be used have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied.

Reason - To secure an orderly and well designed finish sympathetic to the character, integrity and preservation of the existing building.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF BRICKWORK REPAIR DETAILS

Before any repairs to the existing brickwork are carried out a sample panel of brickwork to demonstrate repointing profile, and annotated photographs of the areas to be repointed and the location of Helifix bars shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented entirely as approved.

Reason - To secure an orderly and well designed development sympathetic to the character, integrity and preservation of the building.

17. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE - INSULATION DETAILS

Before any works to convert the outbuilding to gym and store large scale section drawings of walls, floors and ceilings of the outbuildings to show existing structure, insulation build-up and finishes shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be implemented as approved.

Reason - In the interests of the character, integrity and preservation of the building.

18. AGREEMENT REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE : TIMBER TREATMENT

Prior to any works of timber treatment, precise details and manufacturer's literature of the timber treatment and methodology shall be submitted to and approved in writing, by the Local Planning Authority and such works shall thereafter be carried out as approved.

Reason - In the interest of the integrity and preservation of the building.

19. SPECIFIC REQUIREMENT OF WORKS - LEAD

Lead is to be installed in line with Lead Sheet Training Academy guidelines.

Reason - In the interest of the character, integrity and preservation of the building.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

CL08 - Protecting wildlife habitats

NPPF - National Planning Policy Framework

HB01 - Protection of historic buildings

HB03 - Conversions and alterations to historic buildings

HB04 - Extensions to listed buildings

CS05 - Mid Suffolk's Environment

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

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. In this case the applicant took advantage of the Council's pre-application service prior to making the 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.

Details of any additional repair or alteration works proposed to the buildings which have not been included in the approved schedule of works should be provided to the Heritage Team before commencement, in order to determine whether Listed Building Consent is required.

3. **Protected Species**

Certain species of animals are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to damage or destroy a breeding site or resting place of a European Protected Species or deliberately disturb any such animal.

As it has been identified that such species might be disturbed during works to the listed building, the LPA is obliged to advise that mitigation measures are finalised and/or the works are adjusted to reduce potential impacts to these animals during the construction phase. Mitigation measures to limit the harm to protected species MUST be in place prior to the commencement of any of the works subject to this consent. This is to ensure the conservation of Protected and Priority species under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species).

Failure to discharge this obligation may give rise to a criminal offence.

With evidence of the presence of bats in the listed building, works MUST NOT, under any circumstances, commence until such time as the landowner, relevant companies, individuals and/or employing organisations have secured either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or

b) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

This is to conserve protected species under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

The penalty for breaches of the above legislative requirements by companies, individuals and/or the employing organisations an unlimited fine per incident and/or a 6-month custodial sentence. As the Courts will decide whether the offence could reasonably have been avoided, assessment for the potential disturbance of protected species is essential before work is carried out.

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/22/01699

Signed: Philip Isbell

Dated: 7th October 2022

**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 practice 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.