

Application No: DC/21/2043/LB

AGENT

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NR2 1EQ

APPLICANT

Mr Steven Symonds
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Date Registered: 13 October 2021

Date of Decision: 17 May 2022

Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Regulations 1990

Proposal: Application for listed building consent - works to repair bridge

Location: Ixworth Abbey, The Paddock, Ixworth, Suffolk, IP31 2HQ

Consent is hereby **APPROVED** by the Council as Local Planning Authority for the purpose of the above Act and Regulations for development in complete accordance with the application shown above, the plans and information contained in the application, and subject to compliance with the following condition(s):

- 1 The works to which this consent relates must be begun not later than three years from the date of this notice.

Reason: In accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following approved plans and documents, unless otherwise stated below:

Reason: To define the scope and extent of this permission.

Reference No:	Plan Type	Date Received
60-20008-DR-0004-P03	Existing elevations	29.03.2022
60-20008-DR-0001-P05	Existing block plan	29.03.2022
60-20008-DR-0002-P04	Existing elevations	29.03.2022
60-20008-DR-0003-P04	Existing elevations	29.03.2022
60-20008-DR-0005-P03	Plan	29.03.2022
60-20008-DR-0006 P03	Plan	29.03.2022
60-20008-DR-0007 P04	Plan	29.03.2022
60-20008-DR-0008 P03	Plan	29.03.2022
60-20008-DR-0009 P04	Plan	29.03.2022
60-20008-DR-0010 P05	Specification	29.03.2022
60-20008-DR-0011 P03	Details	29.03.2022
60-20008-DR-0012 P03	Details	29.03.2022
60-20008-DR-0013 P03	Details	29.03.2022
60-20008-DR-0014 P01	Details	29.03.2022
60-20008-DR-0015 P02	Details	29.03.2022
60-20008-DR-0017 P01	Details	29.03.2022
60-20008-DR-0100 P02	Location plan	29.03.2022
60-20008-DR-0101 P02	Existing elevations	29.03.2022
60-20008-DR-0102 P02	Existing elevations	29.03.2022
60-20008-DR-0103 P03	Proposed elevations	29.03.2022
60-20008-DR-0104 P03	Proposed elevations	29.03.2022
60-20008-DR-0105-P02	Proposed block plan	29.03.2022
(-)	Location plan	13.10.2022

(-)	Heritage statement	13.10.2022
(-)	Schedule of works	13.10.2022
(-)	Ecological survey	11.01.2022
(-)	Ecological survey	11.01.2022
(-)	Ecological survey	11.01.2022
(-)	Bat report	02.02.2022

- 3 The relevant works shall not take place/no development above ground level shall take place until details in respect of the following have been submitted to and approved in writing by the Local Planning Authority.

- (i) samples of new bricks
- (ii) detailed specifications for the mortar and render following the sampling of the existing historic mortar and render
- (iii) details of any works proposed to the bridge deck following the removal of the timber footbridge

The works shall be carried out in full accordance with the approved details unless otherwise subsequently approved in writing by the Local Planning Authority.

Reason: To protect the special character, architectural interest and integrity of the building, in accordance with policy DM15 and DM16 of the West Suffolk Joint Development Management Policies Document 2015, Chapter 15 of the National Planning Policy Framework and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and all relevant Core Strategy Policies.

- 4 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Nocturnal Bat Surveys and Endoscope Assessment (Adonis Ecology Ltd, 16th October 2020) and Precautionary Method Statement (Suffolk County Council, November 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties 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) as updated by the Environment Act 2021.

- 5 No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for protected and

Priority species (bats, Otters, nesting birds and Water Voles) has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998.

- 6 Prior to commencement of development, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Precautionary Method Statement (Suffolk County Council, November 2020), shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environment Act 2021.

The Following policies are considered relevant to the current decision:

Development Management Policy DM15 Listed Buildings

Informatives:

- 1 Any failure to adhere to approved plans or to comply with any conditions or limitation attached to this permission/consent may lead to enforcement action being taken. This permission may be invalidated if conditions requiring compliance before commencement are not complied with.

- 2 The project may be subject to the requirements of the Building regulations 2010. Advice and assistance can be obtained from our Building Control Team on 01284 757387 or building.control@westsuffolk.gov.uk. They will work with you offering competitive fee quotations and pre-application advice upon request.
- 3 This permission does not grant any approval or consent which may be required under any enactment, byelaw, order or registration other than the Planning (Listed Buildings and Conservation Areas) Act 1990 and The Planning (Listed Buildings and Conservation Areas) Regulations 1990 or under any covenant.
- 4 The site is surrounded by protected trees (protected by virtue of being in the Conservation Area of Ixworth). Therefore, please be advised that any works that will impact trees within a Conservation Area will require a 6 week notice to be submitted to the Council. In accordance with the Town and Country Planning Act 1990, anyone who: - cuts down, uproots or wilfully destroys a tree; or- tops, lops or wilfully damages a tree in a way that is likely to destroy it; or- causes or permits such activities is guilty of an offence.
- 5 The proposed mounting blocks have not been considered in this application as they do not form part of the curtilage listed bridge. The developer will need to satisfy themselves that planning permission is not required for the mounting blocks or any signage, or seek further advice from the LPA.

Rachel Almond

Rachel Almond
Service Manager (Planning - Development)

Date: 17 May 2022

NOTES

- 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/model-notification-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.
3. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

*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.