

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:

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Snape Maltings
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Suffolk
IP17 1SP

Applicant:

Mr and Mrs Grant
Wingfield College
Church Road
Wingfield
Nr Eye
Suffolk
IP21 5RA

Date Application Received: 11-Jul-23

Application Reference: DC/23/03250

Date Registered: 12-Jul-23

Proposal & Location of Development:

Application for Listed Building Consent - 'Phase B' alterations to Wingfield College as described in the Design and Heritage Statement and shown on the submitted drawings.

Wingfield College, Church Road, Wingfield, Eye Suffolk IP21 5RA

Section A – Plans & Documents:

This decision refers to drawing no./entitled 206. PL01 received 11/07/2023 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:

Floor Plan - Proposed 206.PL11A - Received 25/08/2023
Elevations - Proposed 206.PL12A - Received 25/08/2023
Defined Red Line Plan 206. PL01 - Received 11/07/2023
Existing Site Plan 206. PL02 - Received 11/07/2023
Floor Plan - Existing 206. PL03A - Received 11/07/2023
Elevations - Existing 206. PL04A - Received 11/07/2023
Proposed Site Plan 206. PL10 Phase B - Received 11/07/2023
Fenestration Drawing 206. PL16 - Received 11/07/2023
Proposed Western Gate Details 206. PL18 - Received 11/07/2023
Library Panelling and Fire Surround Proposed 206. PL19 - Received 11/07/2023
Design and Access Statement - Received 11/07/2023

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. WRITTEN SCHEME OF INVESTIGATION FOR BELOW GROUND WORKS

Notwithstanding the submitted information, no work shall take place below the current ground floor level within the building until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority.

The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording (in line with the following condition)
- b. The programme for post investigation assessment
- c. Provision to be made for analysis of the site investigation and recording
- d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
- e. Provision to be made for archive deposition of the analysis and records of the site investigation
- f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

g. The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

N.B. The Schedule should make provision for the potential that layers or features may have to be retained in situ.

Reason - In the interests of preserving and further enhancing the understanding of the significance of the listed building, including ensuring the proper and timely investigation, recording, reporting and presentation of features of the building of historic interest affected by the works.

4. IMPLEMENTATION OF BELOW GROUND WORKS

Notwithstanding the submitted information, following the uplift and removal of the pampments and concrete screed in the kitchen, Great Hall, and connecting corridor, prior to the commencement of any further excavation, or installation of new floor material, each layer uncovered/proposed for excavation shall be suitably recorded, including with photographs, and the record shall be submitted to the Local Planning Authority for agreement to both the principle of excavating that layer, as applicable, and the level of recording submitted. All subsequent works shall be carried out in accordance with the agreed details.

N.B. Opportunity for the Local Planning Authority to inspect on site following the removal /uplift of each layer, including the pampments and concrete screed, shall be provided as part of this condition.

N.B. Each layer proposed to be excavated must be removed/uplifted sequentially in order to enable each layer to be appropriately assessed, to confirm whether excavation would be appropriate, and recorded.

N.B. This condition can be completed in stages (e.g. room by room) if preferred.

Reason - In the interests of further enhancing the understanding of, and where appropriate preserving, the significance of the listed building, including ensuring the proper and timely investigation, recording, reporting and presentation of features of the building of historic interest affected by the works.

5. PROPOSED FLOOR BUILD-UP

Notwithstanding the submitted information, following the full excavations of the floors as agreed under the relevant condition, as applicable, detailed section drawings to show proposed floor build-up(s), including relationship to walls and any historic floor features to be retained, at 1:20 or as appropriate, and manufacturer's literature of products to be used, shall be submitted to and approved by the Local Planning Authority. All subsequent works shall be carried out in accordance with the agreed details.

N.B. This condition can be completed in stages (e.g. room by room) if preferred.

Reason - In the interests of preserving the significance of the listed building.

6. KITCHEN UNITS

Prior to the installation of the new kitchen units/cabinets, detailed elevation drawings of the proposed units/cabinets, at 1:20 or as appropriate, and details of proposed materials, shall be submitted to and approved in writing by the Local Planning Authority. All subsequent works shall be carried out in accordance with the agreed details.

Reason - In the interests of preserving the significance of the listed building.

7. LIBRARY PANELLING AND BOOKCASES

Notwithstanding the submitted information, prior to the installation of the bookcases and associated panelling below, detailed plans and or sections to show the proposed relationship between the bookcases and panelling below, and the chimney stack, including panelling to be added to the chimney stack, at 1:20 /1:5 or as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. All subsequent works shall be carried out in accordance with the agreed details.

Reason - In the interests of preserving the significance of the listed building.

8. RESTRICTION - DOORWAY IN GREAT HALL

Notwithstanding the submitted Design and Access Statement, no works to create an external doorway in the Great Hall shall be conducted as part of this application, as per the revised proposed floor plans and elevations.

Reason - In the interests of preserving the significance of the listed building.

9. RESTRICTION - JOINERY FINISH

New external fenestration joinery shall be painted to match the joinery of adjacent fenestration.

Reason - In the interests of preserving the significance of the listed building.

10. RESTRICTION - BLOCKED OPENINGS

The openings to be blocked in the Great Hall shall be finished to match adjacent walls.

Reason - In the interests of preserving the significance of the listed building.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework

FC01 - Presumption In Favour Of Sustainable Development

FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development

HB01 - Protection of historic buildings

HB03 - Conversions and alterations to historic buildings

LP19 - The Historic Environment

HB08 - Safeguarding the character of conservation areas

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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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.

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/23/03250

Signed: Philip Isbell

Dated: 4th September 2023

**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.

Babergh District Council

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