



Application for Planning Permission; Listed Building Consent for alterations, extension or
demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

IP12 1EB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Proposed internal and external alterations to The Galley, Woodbridge - including conversion of the existing public toilets and link extension, to create a production Kitchen and staff facilities. Construction of a new public toilet facility and creation of amenity land to 1 Theatre Street.

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

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

600.00	Cubic metres
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What is the volume of the part to be demolished?

4.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

October

Year

2003

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Internal non-period studwork walls to be removed, existing external non-period door and associated walling and existing corrugated roof to lean-to building to rear.
--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To enable new toilets to be created inside the restaurant and to connect the rear of the restaurant with the existing public toilets, via the formation of a link extension.
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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).

Design, Access & Heritage Statement
A02-02E Plans as Existing & Proposed
A05-01 A Proposed Elevations
A05-02 A Proposed Elevations
A05-03 A Proposed Elevations

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:

Roof covering

Existing materials and finishes:

3 ply felt to existing toilet block. Slates and corrugated metal roofing to The Galley

Proposed materials and finishes:

3 Ply felt to proposed link extension and existing toilet block.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Suffolk red brickwork in flemish bond

Proposed materials and finishes:

Suffolk red brickwork in flemish bond Timber close boarded fencing Timber close boarded gates to Bin Store

Type:

Internal walls

Existing materials and finishes:

Timber studwork with plasterboard finish Solid masonry with lime plaster Timber studwork with lath and plaster

Proposed materials and finishes:

Timber studwork with plasterboard finish and acoustic insulation batts.

Type:

External walls

Existing materials and finishes:

Red brickwork in stretcher bond to toilet block Lime render to The Galley with black painted plinth

Proposed materials and finishes:

Brickwork to match existing and render to match existing

Type:

Internal doors

Existing materials and finishes:

Painted flush doors Painted glazed doors

Proposed materials and finishes:

Painted flush doors

Type:

External doors

Existing materials and finishes:

Timber flush doors to public toilets Timber multi pane to The Galley

Proposed materials and finishes:

Solid timber flush door and Glazed door

Type:

Ceilings

Existing materials and finishes:

Plasterboard with skim finish Lath and plaster

Proposed materials and finishes:

Plasterboard with skim finish

Type:

Floors

Existing materials and finishes:

Timber floorboards to The Galley White & Grey ceramic tiles to Public Toilets

Proposed materials and finishes:

TBA - assume commercial flooring such as Polysafe.

Type:

Rainwater goods

Existing materials and finishes:

Black uPVC to The Galley Internal downpipes to Public Toilets

Proposed materials and finishes:

Black UPVC to match The Galley

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 & Heritage Statement
A02-02E Plans As Existing & Proposed
A05-01 A Proposed Elevations
A05-02 A Proposed Elevations
A05-03 A Proposed Elevations

Site Area

What is the measurement of the site area? (numeric characters only).

321.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

Restaurant and Public Toilets

Is the site currently vacant?

 Yes No**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

 Yes No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

The existing public toilets will be removed and a new public toilet convenience created directly off the public footpath.
See drawing A02-02 E Plans as Existing & Proposed.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Please provide information on the existing and proposed number of on-site parking spaces

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

A02-02E Plans - As Existing & Proposed

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
- No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
- No

Will the proposal increase the flood risk elsewhere?

- Yes
- No

How will surface water be disposed of?

- Sustainable drainage system
- Existing water course
- Soakaway
- Main sewer
- Pond/lake

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
- No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
- No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
 No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:

Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:

Site is below 1,000m2

Exemption:

Development subject to the de minimis exemption (development below the threshold)

Reason for selecting exemption:

The development does not impact a priority habitat

Note: Please read the help text for further information on the exemptions available and when they apply

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Refused Storage area to be created as per drawing A02-02E Plans - Existing & Proposed

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

Refused Storage area to be created as per drawing A02-02E Plans - Existing & Proposed

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Use Class:

Other (Please specify)

Other (Please specify):

Public Toilets

Existing gross internal floorspace (square metres) (a):

26

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

26

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

6

Net additional gross internal floorspace following development (square metres) (d = c - a):

-20

Use Class:

Other (Please specify)

Other (Please specify):

Class E(b) Restaurant

Existing gross internal floorspace (square metres) (a):

200

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

240

Net additional gross internal floorspace following development (square metres) (d = c - a):

40

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	226	26	246	20

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes
 No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

3

Part-time

4

Total full-time equivalent

5.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

5

Part-time

5

Total full-time equivalent

7.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

Yes

No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes

No

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/20/5116/LBC & DC/20/5115/FUL

Date (must be pre-application submission)

03/03/2021

Details of the pre-application advice received

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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- 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* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run.

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Shire Hall

Address Line 2:

Market Hill

Town/City:

Woodbridge

Postcode:

IP12 4LP

Date notice served (DD/MM/YYYY):

15/12/2020

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

Address line 1:

Theatre Street

Address Line 2:

Town/City:

Woodbridge

Postcode:

IP12 4LX

Date notice served (DD/MM/YYYY):

15/12/2020

Person Role

The Applicant

The Agent

Title

Mr

First Name

Ugur

Surname

Vata

Declaration Date

28/02/2024

Declaration made

Declaration

I/We hereby apply for Full planning & 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

- Plaice Design Company Ltd

Date

28/02/2024