

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
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LISTED BUILDING CONSENT

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

Correspondence Address:

The Studio
Drinkstone Office Park
Kempson Way
Bury St Edmunds
IP32 7AR
United Kingdom

Applicant:

C/o Rees Pryer Architects
The Studio
Drinkstone Office Park
Kempson Way
Bury St Edmunds
IP32 7AR

Date Application Received: 27-Sep-23

Application Reference: DC/23/04534

Date Registered: 28-Sep-23

Proposal & Location of Development:

Application for Listed Building Consent - Stripping and relaying of roof coverings, insertion of a breather membrane and insulation within roof void and repairs as necessary as per schedule of works.

Old Rectory, Norton Road, Tostock, Bury St Edmunds Suffolk IP30 9NU

Section A – Plans & Documents:

This decision refers to drawing no./entitled 1860 received 27/09/2023 1860 Existing received 27/09/2023 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:

Heritage Statement - Received 05/10/2023
Schedule Of Works - Received 27/09/2023
Bat Survey June 2023 - Received 27/09/2023
Bat Survey September 2023 - Received 27/09/2023
Elevations - Existing 23 1860 - Received 27/09/2023
Defined Red Line Plan 1860 - Received 27/09/2023
Block Plan - Existing 1860 02 - Received 27/09/2023
Defined Red Line Plan 1860 Existing - Received 27/09/2023
Roof Plan - Proposed 1860 06 - Received 27/09/2023

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

The works 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 works.

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SHORTFALL MATERIALS

Prior to the installation of any new shortfall roof covering materials, details of proposed shortfall roof covering materials, to include manufacturer's literature and/or photographs of a sample, alongside photographs of a sample of the existing, and details of proportion required and proposed installation locations, to include annotated roof plans 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.

Opportunity for the Local Planning Authority to inspect a sample of the proposed materials on site, or as otherwise agreed, shall be provided as part of this condition.

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

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WORKS TO UNDERLYING FABRIC

Following the stripping of the roof tiles, battens and felt, prior to the commencement of any works to the underlying roof fabric of any roof slope or part thereof, or addition of insulation, a Schedule of Works of repairs/alterations required to that fabric, and details of proposed insulation products and locations, shall be submitted to and agreed in writing by the Local Planning Authority.

The Schedule shall include:

[1] a written statement detailing materials and methods to be used, and

[2a] annotated photographs, including context photographs and closeups of the frame and fabric, or

[2b] measured frame survey drawings, as appropriate to the works needed, showing where the work is proposed.

The Schedule shall include a Programme Timetable which includes reasonable opportunity for the Council to inspect the exposed frame and fabric and to finalise whether a measured frame survey [2b] is required to satisfy this condition.

Any works shall then be undertaken in accordance with the agreed Schedule and Programme Timetable.

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

Note: This condition can be agreed in stages as preferred, in order to avoid all the roof covering being removed at once.

Note: The Local Planning Authority will aim to respond to a request to discharge this condition in a timely way having regard to the information available. Where on-site inspection is required, arrangements will be made for this be undertaken as soon as reasonably practicable. A site visit date can be arranged in advance of submitting the details to discharge the condition, providing the details are then submitted at least two days before the site visit is due to take place.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: INTEGRATED BAT BOXES

Prior to the installation of any integrated bat boxes on the listed building, details of proposed type/form, to include manufacturer's literature or as appropriate, and details of proposed locations, to include annotated photographs and/or plans as appropriate, of the proposed bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. Any bat boxes shall then be installed in accordance with the approved details.

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
HB08 - Safeguarding the character of conservation areas
LP19 - The Historic Environment

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.

3. Ecology

The Ecological Appraisals (James Blake Associates Ltd., June 2023 and September 2023) have recommended that mitigation and enhancement measures should be undertaken for protected and Priority species during the proposed works.

Therefore, the LPA is obliged to advise that the mitigation and enhancement measures and/or the works are adjusted, in line with Ecological Appraisals, to minimise potential impacts to these protected species during the construction and operation phases.

This is necessary to conserve protected and Priority species under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended) and the NERC Act 2006.

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/23/04534

Signed: Philip Isbell

Dated: 10th November 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.