

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:

Gregori Chiarotti Projects
23 Cambridge Road
North Road
SANDY
SG9 1JF

Applicant:

Mr Moody & Dr Dormer
35 Leighton Road
London
NW5 2QG

Date Application Received: 31-Jul-23

Application Reference: DC/23/03589

Date Registered: 01-Aug-23

Proposal & Location of Development:

Application for Listed Building Consent - Erection of a barn (following demolition of shed and oil tank); internal and external works to the main building; repairs to boundary walls and construction of front and side gates; new grass ground banks replacing bridge on moat; removal of rear balustrade walls; landscaping; installation of air source heat pump system and PV panels on garage roof. As detailed within Schedule of Works.

Clopton Hall, Clopton Green, Rattlesden, Bury St Edmunds Suffolk IP30 0RN

Section A – Plans & Documents:

This decision refers to drawing no./entitled Location Plan2124-001-0 received 31/07/2023 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:

Land Contamination Assessment Castledine Environmental 3411D P1 Moody - Received 31/07/2023

Manufacturer Specification GSE In-Roof PV System - Received 31/07/2023

Manufacturer Specification Smart Controller Huawei - Received 31/07/2023

Manufacturer Specification Harlequin Double Skin Underground Fuel Oil Tanks - Received 31/07/2023

Typical Existing Window Section and Elevation Details-WG3 Ground Floor Rear Window 2124-3101-0 - Received 31/07/2023

New Door to Match Existing DS5-Typical Panelled Door Details 2124-3102-0 - Received 31/07/2023

Door Schedule 2124-3200-0 - Received 31/07/2023
Underground Fuel Tank 16-010-001 - Received 31/07/2023
Manufacturer Specification Euren PV Modules - Received 31/07/2023
Heritage Statement KM Heritage - Received 31/07/2023
Manufacturer Specification Ochsner Heat Pumps - Air 41 C12A - Received 31/07/2023
Design and Access Statement 2124-DAS-2 - Received 31/07/2023
Ecological Survey/Report MHE Consulting - Received 31/07/2023
Flood Risk Assessment RIDA 429 FRA-001 - Received 31/07/2023
Proposed Sections 2124-2006-0 A-A+B-B - Received 31/07/2023
Elevations - Proposed 2124-2009-2 Garage E5+E6 - Received 31/07/2023
Elevations - Proposed 2124-2010-2 Garage E7+E8 - Received 31/07/2023
Elevations - Proposed 2124-2011-2 Garage E9+E10 - Received 31/07/2023
Elevations - Proposed 2124-2012-2 Garage E11 - Received 31/07/2023
Proposed Sections 2124-2012-2 Garage - Received 31/07/2023
Proposed Sections 2124-2013-2 S1+S2 - Received 31/07/2023
Proposed Sections 2124-2014-2 S3 - Received 31/07/2023
Roof Plan - Proposed 2124-2015-1 - Received 31/07/2023
Roof Plan - Proposed 2124-2016-0 Garage - Received 31/07/2023
Proposed Stairs S5+S6 Plans and Sections 2124-3000-1 - Received 31/07/2023
Proposed FR_04 Ensuite + FR_05 Bed 2 Plan and Sections 2124-3001-0 - Received 31/07/2023
Existing Porch GR_01, Studio FR_03 Plans and Sections 2124-3002-0 - Received 31/07/2023
Proposed FR_04 Hallway _ FR_05 Bed 2 Plan and Sections 2124-3003-0 - Received 31/07/2023
Defined Red Line Plan Location Plan 2124-001-0 - Received 31/07/2023
Typical Existing Window Plan Detail-WG3 Ground Floor Rear Window 2124-3100-0 - Received 31/07/2023
Existing Landscape Plan 2124-100- 2 - Received 31/07/2023
Floor Plan - Existing 2124-1000-1 Basement + GF Plans - Received 31/07/2023
Floor Plan - Existing 2124-1001-2 First + Second Floor - Received 31/07/2023
Roof Plan - Existing 2124-1002-0 - Received 31/07/2023
Elevations - Existing 2124-1003-0 South+North E1 +E3 - Received 31/07/2023
Elevations - Existing 2124-1004-0 East+West E2+E4 - Received 31/07/2023
Sectional Drawing 2124-1005-1 Existing - Received 31/07/2023
Plans - Existing 2124-1006-1 Outbuilding - Received 31/07/2023
Elevations - Existing 2124-2007-2 Outbuilding E5+E6 - Received 31/07/2023
Elevations - Existing 2124-1008-1 Outbuilding E7+E8 - Received 31/07/2023
Sectional Drawing 2124-1009-1 Existing S1+S2 - Received 31/07/2023
Sectional Drawing 2124-1010-1 Existing S3 - Received 31/07/2023
Schedule Of Works 2124-SoW-1 July 23 - Received 31/07/2023
Proposed Landscaping Plan 2124-2000-2 - Received 31/07/2023
Floor Plan - Proposed 2124-2001-2 Ground Floor - Received 31/07/2023
Floor Plan - Proposed 2124-2002-2 First Floor - Received 31/07/2023
Elevations - Proposed 2124-2005-1 East + West E2+E4 - Received 31/07/2023
Floor Plan - Proposed 2124-2003-2 Second Floor - Received 31/07/2023
Elevations - Proposed 2124-2004-1 South +North E1+E3 - Received 31/07/2023

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

CONDITION: 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: STAIRCASE

Prior to the installation of the new staircase on the hereby approved development, detailed elevation and section drawings which shall include details of materials, joinery finishes and colour of the staircase and their surrounds to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely installed 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.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF CHIMNEY POT

Prior to the installation of the new chimney pot(s) of the hereby approved development, manufacturer's details of materials, finishes and colour of all new or replacement chimney pot(s) to be installed shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely installed as approved.

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

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RE-POINTING

Prior to any works raking out or re-pointing brickwork, the extent of repair and re-pointing to be undertaken shall be illustrated on annotated photographs and elevation drawings at 1:20 or 1:50 as appropriate, and submitted to and agreed in writing by the Local Planning Authority. The works 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.

6. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DOMESTIC UTILITY SERVICES

Prior to any work concerning installation of domestic utility services, including HVAC/heating/water/SV pipes, precise details of the extent of work required, shall be submitted and approved, in writing, by the Local Planning Authority and shall thereafter be entirely installed 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.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TILE VENTS, FLUES AND OTHER PIPEWORK

Prior to the installation of any tile vents, flues and other pipework, precise details of each to be used, including photographs, drawings or manufacturer's literature, as well as the proposed location for each, shall be submitted to and approved, in writing, by the Local Planning Authority and shall thereafter be entirely installed as approved.

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

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BREWHOUSE

Prior to any works to the Brewhouse, a structural engineers report and method of securing the building shall be submitted and agreed with the Local Planning Authority. All works to the Brewhouse shall then be carried out in accordance with the approved report and method.

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.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: GARAGE/CARTLODGE

Prior to works above slab level on the hereby approved garage/cartlodge, large scaled drawings of the proposed garage/cart lodge, including manufacturer's details of all surface finishing materials shall be submitted to and approved by the Local Planning Authority. All works shall then be carried out and implemented in accordance with the approved details.

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.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: SIDE GATE ACCESS BOUNDARY TREATMENTS

Prior to the commencement of works to the hereby approved new side gate access, details of the boundary treatments for the new side gate access shall be submitted to and approved by the Local Planning Authority. The boundary treatments shall then be entirely implemented in accordance with the approved details.

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

11. SPECIFIC RESTRICTION ON DEVELOPMENT: FIREPLACE OPENING

The attic fireplace opening hereby approved to be closed shall match the surrounding brickwork.

Reason - In the interests of the character, integrity and preservation of the building in accordance with the NPPF.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
CS02 - Development in the Countryside & Countryside Villages
CS05 - Mid Suffolk's Environment
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings

NPPF - National Planning Policy Framework

SP03 - The sustainable location of new development
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. 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.

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/23/03589

Signed: Philip Isbell

Dated: 28th 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.