

**Philip Isbell – Chief Planning Officer**  
**Sustainable Communities**

**Mid Suffolk District Council**  
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## **LISTED BUILDING CONSENT**

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

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**Correspondence Address:**

Beanland Associates Architects Ltd  
Unit 4 Observation Court  
84 Princes Street  
IPSWICH  
IP1 1RY

**Applicant:**

Mr Douglas Bilton  
Rectory Cottage  
Church Street  
Wetheringsett Cum Brockford  
Stowmarket  
Suffolk  
IP14 5PP

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**Date Application Received:** 20-Sep-22

**Application Reference:** DC/22/04668

**Date Registered:** 21-Sep-22

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**Proposal & Location of Development:**

Application for Listed Building Consent - Construction of porches to South and West elevations. Removal of part of existing interior kitchen wall. Removal of existing external render and replace with lime render.

Rectory Cottage, Church Street, Wetheringsett Cum Brockford, Stowmarket Suffolk IP14 5PP

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled Site Location Plan 3004-50A received 20/09/2022 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 08/11/2022  
Floor Plan - Existing 3004-100A - Received 07/11/2022  
Floor Plan - Existing 3004-101A - Received 07/11/2022  
Elevations - Existing 3004-202A - Received 07/11/2022  
Elevations - Existing 3004-201A - Received 07/11/2022  
Elevations - Existing 3004-200A - Received 07/11/2022  
Elevations - Proposed 3004-203E - Received 07/11/2022  
Elevations - Proposed 3004-204F - Received 07/11/2022  
Elevations - Proposed 3004-205F - Received 07/11/2022  
Floor Plan - Proposed 3004-102F - Received 07/11/2022  
Floor Plan - Proposed 3004-103F - Received 07/11/2022

**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. BRICKWORK

Prior to the commencement of works to the south porch above slab level, details of the proposed bricks, bond, mortar colour, finish, and jointing widths, including manufacturer's literature as appropriate, to be used in the plinth, shall be submitted to and approved 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.

4. FENESTRATION

Prior to the installation of any new fenestration, including windows, doors and rooflights, detailed elevation and section drawings of new fenestration, at 1:10 and 1:2 respectively, and/or manufacturer's literature of fenestration, as appropriate, shall be submitted to and approved 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.

#### 5. EAVES, VERGES AND ABUTMENTS

Prior to the commencement of works to the porches above eaves level, detailed section drawings through the eaves, verges and roof abutment with the existing building of the porches, at 1:5 or as appropriate, shall be submitted to and approved 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.

#### 6. BRACKETS

Prior to the installation of the brackets for the west porch, details of the proposed brackets, to include elevation drawings at 1:5 or as appropriate, and/or manufacturer's literature as appropriate, to confirm form and materials, shall be submitted to and approved 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. ROOF COVERING MATERIALS

Prior to the installation of new roof covering materials on the porches (excluding glazing, covered by the separate fenestration condition), details of proposed roof covering materials, including manufacturer's literature as appropriate, shall be submitted to and approved 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. WORKS TO UNDERLYING FABRIC

Following the removal of the cement render and associated backing, prior to any works to the underlying timber frame or infill fabric of any elevation or part thereof, a Schedule of Works of repairs/alterations required to that frame and fabric shall have been submitted to and agreed in writing by the LPA. The Schedule shall include [1] a written statement detailing materials and methods to be used, and [2a] annotated photographs, including whole elevation 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 thereafter be undertaken in accordance with the agreed Schedule and Programme Timetable.

Informative: This condition can be completed in stages, to avoid all of the existing render having to be removed at once.

Informative: 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.

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

## 9. INSULATION

Following the removal of the existing cement render and backing, prior to the installation of any wall insulation, a Schedule of proposed wall insulation, including product details, with manufacturer's literature as appropriate, proposed locations and thicknesses, to also include, as appropriate, details of any fabric to be removed to install the insulation and detailed section drawings at 1:20 or as appropriate showing proposed render backing and any proposed increase in wall thickness and resulting relationship with the plinth, eaves, verge, fenestration, areas of externally exposed brickwork and the adjacent property, The Schedule shall include a Programme Timetable which includes reasonable opportunity for the Council to inspect the exposed frame and fabric. Any works shall thereafter be undertaken in accordance with the agreed Schedule and Programme Timetable.

Informative: This condition can be completed in stages, to avoid all of the existing render having to be removed at once.

Informative: 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.

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

## 10. RENDER MIX AND FINISH

Following the removal of the cement render and backing on an elevation, there shall be no application of any new render to that elevation until a Render Specification has been submitted and agreed in writing by LPA for that elevation. It shall include:

(a) Evidence to demonstrate whether any underlying historic render exists on that elevation, by means of photos of the exposed elevation including the whole elevation and close-ups

(b) Where evidence of underlying historic render is identified, evidence of its composition shall be provided by means of close-up photographs. That render shall be retained until its disposal has been agreed by the Local Planning Authority, to allow inspection by the Local Planning Authority as required

(c) Details in writing of the proposed replacement render mix, to most closely match any underlying historic render unless otherwise agreed in writing by the Local Planning Authority, and render finish, including type and colour.

The works to replace the render on that elevation shall only be undertaken in accordance with such details as have been agreed by the Local Planning Authority.

Informative: Where on-site inspection is required to clarify the underlying existing render composition, arrangements will be made for this be undertaken as soon as reasonably practicable.

Informative: 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 to 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.

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

11. RESTRICTION: RAINWATER GOODS

Any new rainwater goods shall match existing, unless otherwise agreed in writing with the Local Planning Authority under this condition.

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

12. RESTRICTION - TIMBER LATHS

The new lime render shall be applied to timber laths unless otherwise agreed in writing with the Local Planning Authority under this condition, or other relevant condition.

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

**SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

HB08 - Safeguarding the character of conservation areas

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

HB04 - Extensions to listed buildings

**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](mailto:infrastructure@baberghmidsuffolk.gov.uk)

This relates to document reference: DC/22/04668

**Signed: Philip Isbell**

**Dated: 25th November 2022**

**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.