



Mid Suffolk District Council Planning Services
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Application for Listed Building Consent for alterations, extension or demolition of a listed building

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

Mr and Mrs

First name

Surname

Withers

Company Name

Address

Address line 1

Onehouse Hall

Address line 2

Lower Road

Address line 3

Town/City

Onehouse

County

Suffolk

Country

Postcode

IP14 3BY

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Erection of a single storey extension to form Kitchen, Dining, Entrance Lobby and Utility. Erection of a detached garage and log store, new gateway, reinstated footbridge, new footbridge and associated external works.

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?

1650.00

Cubic metres

What is the volume of the part to be demolished?

4.00

Cubic metres

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

Month

January

Year

1887

(Date must be pre-application submission)

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

The plans of significance (Figure 1) within the Heritage Statement show the evolution of the building. The original C16 range orientated north south along with the C17 two cell range, that now forms the central core of Onehouse Hall and are all considered high significance. The section of wall to be demolished is located on the Victorian extension at ground floor level, at the east end, which formed a service wing and is considered of moderate significance.

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

The removal of the section of wall provides an opportunity for the Hall, to have a separate entrance and gives space for service accommodation in the most appropriate location, protecting the Hall and its historic setting.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes

No

If Yes, please describe and include the planning application reference number(s), if known

Erection of a single storey extension; Erection of a detached garage and log store, new gateway, reinstated footbridge, new footbridge and associated external.

DC/22/05983 and DC/22/05984.

The above proposals that have received approval have been altered requiring a new listed building application to be submitted.

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).

2151.SD.100G Location Plan
2151.SD.101 Ground Floor as Existing
2151.SD.102 First Floor as Existing
2151.SD.103 Attic Floor as Existing
2151.SD.104 South West Elevation as Existing
2151.SD.105 South East Elevation as Existing
2151.SD.106 North East Elevation as Existing
2151.SD.107 North West Elevation as Existing
2151.SD.108 Block Plan as Existing
2151.PD.200G Block Plan as Proposed
2151.PD.201D Ground Floor as Proposed
2151.PD.202D South East Front Elevation as Proposed
2151.PD.203D North East and South West Elevations as Proposed
2151.PD.204E North West Rear Elevation as Proposed
2151.PD.205A Replacement South Gate as Proposed
2151.PD.206 Typical Sash window Detail for Extension
2151.PD.207 Typical Door Detail
2151.PD.208 Typical Casement Window Details
2151.PD.210E Garage and Log Store Arrangement Plans and Elevations
2151.WD.310B External Materials Sheet for Onehouse Kitchen and Lobby Extension
2151.WD.311A Roof Plan and Coping Stone Section as Proposed
2151.WD.313A Typical Section Through Proposed Parapets (Lobby & Kitchen Extensions)
Onehouse Hall Coulsons Bridges Cross Bracing for Bridges spanning more than 6m
Onehouse Hall Coulsons Bridges Recommended Foundation Bridges
Onehouse Hall, Heritage Design and Access Statement Rev B
Slimline-4pp-WEB-VA032-REV001
Slimline-spec-Installation-kit-with-vents-WEB-IG028-REV001
2151 Habitat Suitability Report Onehouse Hall

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:

External walls

Existing materials and finishes:

Hall: Gault brick plinth with red brick in English bond to external walls and attic dormers. Limestone lintel and cills with gault brick banding and piers. C20 North West Extension: Painted brickwork and painted rendered walls. C20 South East Extension: Modern smooth faced gault brick plinth with modern red facing brick above, both in stretcher bond.

Proposed materials and finishes:

North East Extensions: Red facing bricks in English bond with gault brick plinth and limestone coping to parapet. Limestone cills and lintels to match existing window openings. Garage and Log Store: Incorporate existing red brick piers, with red brick plinth and black painted weatherboard over a timber frame.

Type:

Roof covering

Existing materials and finishes:

Hall: Red clay plain tiles with decorative ridge. Blue grey slate to North East Victorian service wing which extends along north west elevation. C20 North West Extension: Slate. C20 South East Extension: Red clay plain tiles.

Proposed materials and finishes:

North East Extensions: Low pitched grey GRP roof concealed behind brick parapet. Garage and Log Store: Slate to main garage roof with slate to log store at the East end.

Type:

Windows

Existing materials and finishes:

Hall: White painted timber frame single glazed windows. C20 North West Extension: White painted timber frame single glazed casement windows. C20 South East Extension: n/a

Proposed materials and finishes:

North East Extensions: White painted timber frame, narrow double glazed, sash windows with integral glazing bars. C20 North West Extension: White painted timber frame narrow double glazed casement windows with integral glazing bars. Garage and Log Store: n/a

Type:

External doors

Existing materials and finishes:

Hall: White painted timber frame single glazed doors. C20 North West Extension: C20 White painted timber panel door. C20 South East Extension: C21 white painted double glazed doors.

Proposed materials and finishes:

North East Extensions: White painted timber frame French doors, 3 pairs of lights over lower panel, with narrow double glazing and integral glazing bars. Front door, South East elevation, 2 pair of lights over lower panel, with narrow double glazing and integral glazing bars. Stable door, North East elevation, 2 pairs of lights over lower vertical boarded door, with narrow double glazing and integral glazing bars. C20 South East Extension: Replacement and new French doors with 3 pairs of lights over lower panel, with narrow double glazing and integral glazing bars.

Type:

Rainwater goods

Existing materials and finishes:

Hall, C20 North West Extension and C20 South East Extension: White UPVC gutters and downpipes.

Proposed materials and finishes:

All the existing rainwater goods shall be retained. North East Extensions shall have dark grey painted aluminium downpipes and hoppers. Garage and Log Store: Dark grey/black UPVC gutters and downpipes.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Red brick and flint garden walls of various heights in the immediate vicinity of the Hall. Timber post and rail fencing and hedges to outer boundary fencing. Red brick wall with crease tile detail to existing drive access to the east.

Proposed materials and finishes:

The existing garden walls, post and rail fences and hedging are to be retained. A section of garden wall on the south east side of the property shall be adjusted to suit the new layout and height required, to relate to the extension. Black painted 4 bar estate fencing proposed between existing extension and garage to define access drive to the North Wing. White painted timber and bar, field gate to reinstated access gate from the south with red brick wall sections with half round coping stones.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Gravel driveway to north east side of house shared by the Hall and the North Wing. There are areas of gravel for parking on the south east side of the site between the buildings and the moat.

Proposed materials and finishes:

The proposal allows for a gravel driveway leading from the new position of the reinstated south gate. All the gravel driveways shall be installed on an open graded aggregate sub-base.

Type:

Lighting

Existing materials and finishes:

Black wall mounted porch lanterns.

Proposed materials and finishes:

Hall: External lights to be located adjacent to entrance doors on the North East and South East Elevations. Garage and Log Store: External wall lights located adjacent to the log store and north west elevation. All fittings shall be fitted with hoods or have direction lighting to avoid upward spill of light. Wall lights shall be included within the Garage Bays and adjacent to the log store.

Type:

Other

Other (please specify):

Roof Lantern

Existing materials and finishes:

N/A

Proposed materials and finishes:

Dark Grey Slim Frame Glazed Roof Lantern. Refer to enclosed documents: Slimline-4pp-WEB-VA032-REV001 and Slimline-spec-Installation-kit-with-vents-WEB-IG028-REV001

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

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2151 Habitat Suitability Report Onehouse Hall

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

The previous planning and listed building consent (DC/22/05983 and DC/22/05984) were advertised to neighbours and the local community.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

It was established that as the late Victorian extension to the East end is the 'least sensitive' and most suitable position to address the issue of access to the property. It was observed that the extension of a stepped single storey wing, to provide more appropriate access as well as space for service facilities including kitchen, entrance lobby, utility, WC and family dining space, impacted little historic fabric and the materiality in this section of the building is of moderate to low architectural significance. The design is modest and subservient, and the proposed materials are sympathetic to the existing building. It was suggested that new and replacement doors and windows could be narrow double glazing with integral glazing bars and face-putty finish.

The Heritage Officer supported the positioning, design and scale of the garage building and driveway which addresses the south of the site whilst relating to the detached garage building that serves the north wing of the property and the former farmstead buildings. It was agreed that a reinstated gate to the south of the site would be appropriate with the style of gate considered to compliment a rural Victorian dwelling. The reinstated and new footbridges proposed to the south and west arms of the moat were supported in principle with the style of the bridge design being appropriate for a rural dwelling. It was suggested that due to the proximity of the bridges to the moat, an undesignated heritage asset, that details of the extent of ground works should be included within the planning application.

The proposals have also previously been granted approval (DC/22/05983 and DC/22/05984) however some amendments were required.

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

Certificates under 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

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for 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

Kay Pilsbury Thomas Architects

Date

02/04/2024