

Church Farm Barn
The Street
Thorndon
Suffolk
IP23 7JR



25 April 2024

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

Re: Application for Listed Building Consent - Demolition of existing south extension to farmhouse and rebuilding south extension reusing part of the existing timber frame.

Listed Building Approval : DC/23/04456

Dear Sir/ Madam,

Please find below and attached in order to comply with the Listed Building 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.

- No action required as part of this condition submission.

2. APPROVED PLANS & DOCUMENTS 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 permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

- No action required as part of this condition submission.

3. SPECIFIC RESTRICTION ON DEVELOPMENT: FENESTRATION All new fenestration, including glazing to mullion window, shall match the details in drawings 396 21 A and 396 22 A approved under DC/21/03412, unless otherwise agreed in writing by the Local Planning Authority under this condition.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Requirement noted. No action required as part of this condition submission.

4. SPECIFIC RESTRICTION ON DEVELOPMENT: RENDER All new render on the rebuilt southern bay shall be Anglia Lime Thermalime as approved under DC/21/03412, unless otherwise agreed in writing by the Local Planning Authority under this condition.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Requirement noted. No action required as part of this condition submission.

5. SPECIFIC RESTRICTION ON DEVELOPMENT: ROOF COVERING All new roof covering materials on the rebuilt southern bay shall be William Blyth Barco tile Light Antique 1 and William and Blyth Light Antique 2 as approved under DC/21/03412, or William Blyth Barco Weathered Tile, approved under DC/23/01336, unless otherwise agreed in writing with the Local Planning Authority under this condition.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Requirement noted. No action required as part of this condition submission.

6. ACTION REQUIRED: CHIMNEY STACK Prior to the construction of the chimney stack, details of the proposed bricks, including manufacturers literature as relevant, bond, mortar and jointing, to be used in the chimney stack, shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Bricks: Vandersanden Old Farmhouse blend bricks, as previously approved for the rebuilding of the brick plinths. Mortar: Lime mortar. Joints: Flush traditional joints.

- Please see 'Photographs', image 10 Existing brickwork and image 11 New plinth brickwork as built Vandersanden Old Farmhouse blend.

- Bond: stretcher bond to match existing brickwork – see 'Photographs', image 10 Existing brickwork.

7. ACTION REQUIRED: PROPOSED CHANGES TO DEGREE, NATURE AND POSITION Following the dismantling of the southern bay, prior to the removal of any fabric from site, or commencement of construction of the new southern bay, details of any proposed changes to the degree, nature and position of existing fabric to be reused from the current frame survey drawings, to include revised measured frame survey drawings to as appropriate, shall be submitted to and approved, in writing, by the Local Planning Authority. Opportunity for the Local Planning Authority to inspect the fabric on site shall be provided as part of this condition.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Please see drawing '396 25G repairs to south end of farmhouse' showing updated proposals.

8. ACTION REQUIRED: SECONDARY HISTORIC ENGLAND LEVEL 2 RECORDING Following the dismantling of the southern bay, prior to the removal of any fabric from site, a supplementary Historic England Level 2 Building Recording of the southern bay to be demolished, to include photographs and a written assessment of form, function date and sequence of development, as far as is necessary at this stage as an addendum to the pre- works Recording, shall be submitted to and approved, in writing, by the Local Planning Authority. the Recording shall also be deposited in the Suffolk historic Environment Record, prior to the completion of the works.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Please see drawing '396 25G repairs to south end of farmhouse' showing updated proposals. and 'Photographs' showing condition of existing east wall.

9. ACTION REQUIRED: REINSTATEMENT Prior to the commencement of any works to alter to the existing historic fabric of the building, a timetable of works for the reinstatement of the east wall shall be submitted to and approved, in writing, by the Local Planning Authority. this timetable shall then be

adhered to, unless subsequently agreed in writing with the Local Planning Authority, through the submission of a revised timetable and clear and convincing justification for the proposed changes.
Reason - In the interests of protecting and preserving the character and significance of the heritage asset.
- Please see drawing '396 25G repairs to south end of farmhouse' showing updated proposals and 'Photographs' showing condition of existing east wall.

10. ACTION REQUIRED: DISMANTLING METHODOLOGY Prior to the commencement of any works to alter the existing historic fabric of the building, a dismantling methodology of the southern bay shall be submitted to and approved, in writing, by the Local Planning Authority; and then carried out in its entirety as approved. Reason - In the interests of protecting and preserving the character and significance of the heritage asset.

- Please see method statement included on drawing '396 25G repairs to south end of farmhouse' showing updated proposals.

11. ACTION REQUIRED: HISTORIC ENGLAND LEVEL 2 BUILDING RECORDING Prior to the commencement of any works to alter the existing historic fabric of the building, a Historic England Level 2 Building Recording of the southern bay to be demolished, to include photographs and a written assessment of form, function, date and sequence of development, as far as possible at this stage, shall be submitted to and approved, in writing, by the Local Planning Authority. the Recording shall also be deposited in the Suffolk Historic Environment Record, prior to the completion of the works.

Reason - In the interests of protecting and preserving the character and significance of the heritage asset.
- Please see drawing '396 25G repairs to south end of farmhouse' showing updated proposals and 'Photographs' showing condition of existing east wall.

12. ACTION REQUIRED: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

Prior to first occupation, a lighting design scheme for biodiversity based on GN: 08/23 shall be submitted to and approved, in writing, by the Local Planning Authority. the scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

Reason - To allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- Not included as part of this condition submission.

13. ACTION REQUIRED: BIODIVERSITY ENHANCEMENT LAYOUT Prior to the commencement of any works above slab level, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Bat Hibernation Survey (DCS Ecology, January 2024) and Preliminary Ecological Appraisal and Preliminary Roost Assessment (DCS Ecology, November 2023) shall be submitted to and approved, in writing, by the Local Planning Authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason - To enhance protected and priority species and allow the Local Planning Authority to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats and species).

- Not included as part of this condition submission.

14. ACTION REQUIRED: WORKS IMPACTING THE BREEDING/RESTING PLACE OF BATS Prior to the commencement of any works which will impact the breeding/resting of bats until either of the following has been submitted to and approved, in writing, by the Local Planning Authority.

a) A license issued by Natural England pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
b) Evidence of site registration supplied by an individual registered to use a Bat Mitigation Class License;

or

c) A statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a license.

Reason - To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

- Not included as part of this condition submission.

15. ACTION REQUIRED: ECOLOGICAL APPRAISAL RECOMMENDATIONS All mitigation measures and/or works shall be carried out in accordance with the details contained in the Bat Hibernation Survey (DCS Ecology, November 2023) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the non-licensed Precautionary Method Statement for Great Crested Newts in Section 8 of the Preliminary Ecological Appraisal and Preliminary Roost Assessment (DCS Ecology, November 2023).

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details".

Reason - To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- Not included as part of this condition submission.

If you have any queries then please do not hesitate to contact me.

Yours sincerely



Craig Beech BA Hons Dip Arch MArch ARB RIBA

Director

For and on behalf of Beech Architects Ltd

Directors: Craig Beech BA Hons M Arch ARB RIBA
Ruth Paternoster BA Hons Dip Arch March ARB RIBA
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