

Church Farm Barn  
The Street  
Thorndon  
Suffolk  
IP23 7JR

**Beech**  
ARCHITECTS

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Planning Department  
Babergh and Mid Suffolk District Councils  
Endeavour House  
8 Russell Road  
Ipswich  
IP1 2BX

Wilby Manor Barns, Wooten Green, Wilby, Suffolk, IP21 5LB

### **Background**

Wilby Manor Barns have been granted planning and listed consent for conversion. Full planning and listed consent was granted under DC/21/04312 Planning and DC/21/04313 Listed Consent. The barns were in a state of partial collapse and at planning stage a structural engineer had confirmed safe access was not possible hence the conditions applied to the consents.

Conditions were submitted for and approved under applications DC/22/02957 for planning approval DC/21/04312 and DC/22/04233 for listed consent DC/21/04313 and conditions approved as noted below.

### **Planning Conditions**

DC/22/02957 approved conditions 5 (Facing Material for Garage), Condition 6 (Roofing Material for Garage), Condition 7 (Boundary Treatments), Condition 8 (External Hard Surface Treatment), Condition 16 (Great Crested Newt Method Statement), Condition 17 (Biodiversity Compensation and Enhancement Strategy), Condition 19 (Archaeological Works) and Condition 20 (Archaeological Works). for DC/21/04312

There was no requirement to submit any further information for conditions 1,2,3,4,10,11,12,13,14,15 of the Planning consent.

This leaves conditions 9 and 18 remaining on the planning consent.

#### *9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED RETAINING WALL*

*Prior to the construction of the retaining wall, detailed proposed elevation drawing/s of the wall, at an appropriate scale, and manufacturer's details of proposed materials to be used shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation/use.*

The retaining wall shown on the approved drawings is no longer proposed for construction on site to the rear boundary. As such this condition requires no further action.

#### 18. ACTION REQUIRED PRIOR TO OCCUPATION: WILDLIFE SENSITIVE LIGHTING DESIGN SCHEME

A lighting design scheme for biodiversity 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 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.

External lighting attached. The reason the suppliers proposed these ones is because they achieve the colour temperature of 3000k (CCT) that is recommended by the Bat Conservation Trust within sensitive ecology areas.

#### Listed Conditions

DC/22/04233 approved conditions 5 (Agreement of Proposed Windows and Doors) and Condition 6 (Agreement of Proposed Roof) for DC/21/04313 Listed consent

Listed consent. There was no requirement to submit any further information for conditions 1,2,11,12,13

This leaves conditions 3, 4, 7, 8, 9, and 10 remaining.

#### 3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF TIMBER AND BRICKWORK REPAIRS

Following the removal of existing finishes/renders/coverings, as appropriate, and prior to any repair of underlying timber frame and brickwork, a detailed schedule of repair to the underlying frame and brickwork, to cover extent, methods and materials to be used, to include frame survey drawings/annotated photographs as appropriate, shall be submitted to and approved, in writing, by the Local Planning Authority. All subsequent repairs shall match the agreed schedule.

See below

#### 4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF NEW WALL AND ROOF BUILD-UP

Notwithstanding the submitted information, following the removal of existing finishes/renders/coverings, and prior to the installation of any new wall and roof build-up, including insulation, detailed section drawings showing proposed frame wall, plinth and roof build-up, at 1:10 or as appropriate, to show extent, methods and materials proposed, to include eaves, verge and plinth junctions, and clear and convincing justification for the buildups proposed, shall be submitted to and approved, in writing, by the Local Planning Authority.

See below

#### 7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF PROPOSED STAIRCASE

Prior to the installation of the new staircase, detailed section drawings, at appropriate scales, and/or manufacturer's literature, as appropriate, of new staircase, to include details of bannisters/balustrades shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

See below

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DETAILS OF PROPOSED EXTERNAL VENTS AND PLUMBING

Prior to the installation of any new external vents and plumbing, manufacturer's details of proposed vents and annotated photographs to show locations shall be submitted to and approved, in writing, by the Local Planning Authority and shall be implemented and completed as approved.

See below

9 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED PANTILES

Prior to the installation of any new pantiles on the barn to make up any shortfall, manufacturer's details of exact product and colours to be used (in addition to details currently submitted) and confirmation of where they would be used in relation to existing tiles, to include roof plan or as appropriate shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation.

The applicant has utilised the original pantiles on the front East and side South elevations as well as the single storey range. The rear West elevation of the main barn and the cart lodge have both been roofed in Wienerberger Arcadia reclaimed pantiles.

10 ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF PROPOSED RAINWATER GOODS

Prior to the installation of any new rainwater goods, the manufacturer's details of the proposed rainwater goods shall be submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first occupation/use.

Black metal rainwater goods utilised as per planning approval and no concerns or comments raised on site.

## Matters Arising from Heritage Visit During Construction

Conditions 2, 3, 4, 7, 8, 9

### Items from Thomas Pinner's visit and the applicants direct submission of information

Condition 2 (Approved Plans and Documents) – Looking back at the photographs I took on site, I have noticed that a new doorway on the front elevation of the lean-to does not appear to have been built as approved – as below:

This door was approved in this configuration and handed under DC/22/04233. The drawing was approved by the LPA with sizes, handing and configuration all shown. WD08A attached.

Condition 3 – Details of Timber and Brickwork Details – It was evident from the site visit that more timber frame repairs/replacement have been conducted than detailed under the current Discharge of Condition DC/24/00317. The condition wording requires agreement to “any repair of underlying timber frame and brickwork.” The drawing seen on site that seems to be being used in regard to the timber repairs, numbered R/21/052, does not seem to have formed part of the approval. The R/21/052 listed in the decision notice seems to be the attached document, which is not a drawing, nor a document I would consider a suitable schedule of frame repairs, hence the application of the condition. To start with, I would therefore request that you submit a further Discharge of Conditions application for this condition, or add to DC/24/00317, to retain these works, ASAP, detailing the other repairs/replacement conducted – for the extent of works seen on site, I consider that this would require measured frame drawings for the walls and roofs, making clear the extent of replacement, and any evidence you have at this stage to justify the need for the repairs conducted so far.

The submitted detail covers three areas of repair works, all of which have already been completed:

1) Wall Repair The two sections of the brick wall on the front elevation of the lean-to element have been rebuilt. This lean-to was likely a later addition to the barn, possibly of Victorian date, of lesser but possibly some historic interest. The brickwork itself was fairly traditional in form and materials. Limited evidence of the need for the brick walls to be entirely rebuilt has been submitted, but given the demolition has already been done, it cannot be undone, so there would be limited purpose in requesting this information. However, I do have concerns with the manner of the rebuilding and lack of details on the rebuilding. Firstly, the proposal should specify details of the mortar mix and bond used, and provide details of any shortfall additional bricks used alongside the existing, to include manufacturers literature and/or photographs of a sample, as appropriate. Secondly, the brickwork was previously painted, and this has been stripped, but this has resulted in an unsightly and untraditional messy external appearance to the bricks. I would advise that the bricks are further cleaned, and photographs to show the results submitted, but it may be determined that it would be more appropriate to repaint the brickwork, if a satisfactory appearance cannot otherwise now be secured.

N.B. The current submission does not refer to any proposed changes to the form/extent of the brickwork from existing/the approved drawings though it may be that such changes would require a new listed building consent anyway, rather than being dischargeable under this condition.

As can be seen in the attached photograph this wall has indeed been rebuilt in the existing position to the exact size, height, bond and design as previous.

The rebuild was due to structural defects in this Victorian wall (the lean to structure being a much later addition as Thomas recognises and being added during the expansion of clayland farming during the mid Victorian period). Heavily spalled areas and a modern non breathable paint added previously (paint likely a 1980's addition as only a modern paint finish existed) further necessitated rebuilding. The bricks are of Victorian origin.

The contractor carefully removed the bricks by hand and then cleaned them down and reversed the faces so the external face as rebuilt has the unspalled good face on show, the face that had not been painted with a modern gloss paint is thus hidden from view following paint removal.

The wall has been rebuilt in Anglian Lime pre mixed bagged mortar in Flemish bond and flush pointed which exactly matched the previous wall.

As such there is no change in position, material or appearance to this wall.

2) Replacement of all lean-to rafters Similar to the above, but the previous rafters were of lesser/no historic interest compared to the brickwork. I would however request detail of the methods used to install/fix the new rafters to existing fabric, where they meet the main barn.

Rafters have been installed in the previous positions and are sat housed over the existing barn plate at their upper end and screwed to existing studs. No cutting or change has occurred to this plate and as such the rafters are simply a like for like replacement for the softwood rafters that existed that again had deteriorated due to water and weather ingress.

3) Floor Joists -The entirety of first floor joists across the barn have been replaced. I consider that these were of some historic interest. Again, limited evidence to justify wholesale replacement has been provided. Having viewed the limited extent of previous joists that had been retained on site, it was not immediately apparent that they were beyond retention, but they have been deliberately cut in order to remove them, and as such reinstatement of any of the previous joists now seems impractical. As above, I would however request detail of the methods used to install/fix the new joists to existing fabric.

The joists were inspected by architect and engineer and the engineer confirmed they were not safe to stand on and were not loadbearing due to exposure to the elements over a long period (the barn had no weatherproof roof for years).

The contractor has saved all these joists under cover in the cart lodge for inspection and it is believed Thomas Pinner has reviewed with the contractor. Each was suffering from rot after years of water ingress and the contractor has demonstrated on site with Thomas present, utilising two joists, how they snapped and disintegrated when stood upon.

The joist replacements are in matching positions to existing across the 3 bays with matching spacing. 125 x 125 TH1 Oak has been utilised. As such this is a necessary like for like repair unavoidable due to the weather exposure and unknown at initial planning stage until safe access could be provided once the scaffold had been installed for access.

The enclosed photo shows how these joists have been half houses into the beam from above as per the original detail. No metal hangers or other modern methods used.

We have attached drawings WD12, WD13 and WD14 showing all timber repairs and replacements across the scheme.

Condition 4 (Details of New Wall and Roof Build-Up) – This condition was applied as ‘notwithstanding,’ which is designed to mean that there is not yet any approval for any works listed in the condition, even if such works are shown on documents listed in the decision notice. Having reviewed my photographs from the site visit, it also appears that the roof insulation in the single storey range does not match the section drawing included in the original application anyway, as the Celotex? insulation has been installed between the rafters in this range. Again, I would therefore request that to start with a Discharge of Conditions Application to either retain or amend these works, with clear and convincing justification and measured section drawings, as per the condition wording, is submitted ASAP.

See attached drawing WD04D. The principle of insulating externally as shown on the approved section drawing submitted with planning application and listed conditions and approved with both. This exact build up has been approved on numerous barns in Mid Suffolk including many that are curtilage listed or indeed in some cases they are listed individually.

By utilising Celotex externally as a sheathing it ensures there is no risk of interstitial condensation and the full depth of frame remains on show as it would have been in the original building.

Attached drawing WD05C also shows a minimal amount of Celotex used in the single storey Victorian wing roof (modern roof rafters). This is ventilated over to ensure there is no condensation risk and due to the use of the Celotex material and ventilation no internal or external change in appearance has occurred through the conversion.

Condition 7 (Proposed Staircases) More Information Required The plans of the staircases submitted do not raise any concerns at this stage, but I consider that a vertical section or sections (or else elevations) of the staircases, to go alongside the plans, should also be submitted, to show the form of the staircases in three dimensions.

See attached staircase plans and photographs (photographs in lieu of elevations). These are solid oak stairs and located in the positions as per the planning approvals.

Condition 8 (External Vents and Plumbing) More Information Required The condition requests annotated photographs, rather than floor plans, so it also shows the height of the vent (extract fan) positions. Please could these therefore be provided.

See attached photographs showing mid height vents (215 x 65mm) and high level vents 150mm square. All coloured black to match cladding.

Condition 9 (Agreement of Proposed Pantiles) – Based upon the discussions on site with Jason, it seemed that a shortfall of additional tiles had already been used on the building, again without any apparent discharge of this condition. Again, I would therefore request the submission of a Discharge of Conditions application for this condition, providing the details requested in the condition, ASAP.

See note above regarding pantiles and condition 9

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

Yours sincerely,

Craig Beech

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Director

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