

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

**Babergh District Council**

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Marwa El Mubark  
IF\_DO  
Unit J311  
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100 Drummond Rd  
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SE16 4DG

**Please ask for:** Jasmine Whyard  
**Your reference:**  
**Our reference:** DC/22/02437  
**E-mail:** [planninggreen@baberghmidsuffolk.gov.uk](mailto:planninggreen@baberghmidsuffolk.gov.uk)  
**Date:** 6th July 2022

Dear Marwa El Mubark

**DISCHARGE OF CONDITION(S)**  
**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposal:** Discharge of Conditions Application for DC/21/00149 - Condition 4 (Timber Frame and Infill) and Condition 5 (Wall and Roof Build-up) (Part discharge)

**Location:** Priory Farm, Priory Green, Edwardstone, Part In Parish Of Little Waldingfield Sudbury Suffolk

Babergh District Council hereby gives notice that the details submitted in pursuance to the conditions referred to above have been determined as summarised below in relation to each relevant condition together with any appropriate comments, limitations or advice.

**REFUSED CONDITION(S):**

**5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WALL AND ROOF BUILD-UP**

Notwithstanding the submitted information, following the removal of the existing renders and roof coverings, detailed section drawings (scaled at 1 :20) showing the proposed wall and roof build-up, with any proposed underlays, render backing and insulation outside the frame as appropriate, including relationship to plinth, eaves, verges, exposed areas of brickwork and fenestration openings shall be submitted to and approved in writing by the Local Planning Authority. The wall and roof build-up shall then be carried out in accordance with the approved drawings.

Reason: In the interests of preserving the historic fabric of the listed building.

Note: all lime render should be applied to timber laths as wood fibre boards are unlikely to be considered acceptable.

**LPA Decision:**

Details as specified by the Photographs, the Ground Floor Plan (Drawing reference SC 01 Rev B), First Floor Plan (Drawing ref SC 02 Rev B), Second Floor Plan (Drawing ref SC 03 Rev B), Detail Section BB as Proposed (Drawing ref DS 01 Rev B) and Detail Section BB As Proposed (Drawing ref DS 02 Rev B) received on 8th June 2022 in addition to the North West Elevation Photographs, South East Elevation Photographs and the Typical Wall Build Up Details (Drawing ref WT01 Rev B) received on 4th May 2022 have been considered by this Authority in consultation with their Heritage Officer and are not acceptable.

The use of Thermafleece Natrahemp installed between the studs where a void is already present is considered appropriate, and from photographs of the South-Eastern elevation it appears that this approach could be used for the majority of the ground floor level.

It should be noted, however, that the proposed use of Thermafloc VSD membrane or similar VCL membrane to internal face of timber frame to be taped and sealed at junctions is not supported. This is due to concerns that its use will result in moisture being trapped against the timber frame over time.

Whilst the principle of using external Savolit boarding is considered partially justified in this instance due to the existing wattle and daub to be retained and brick infill, further information is still required. The application of render directly to Savolit boarding is untraditional, and as such the Heritage Team would expect the boarding to be counter-battened out externally so that the render is applied on timber laths on top of the boarding. If, however, such an approach would negatively affect the relationship with the plinth, eaves, and window or door openings by causing overhang then this may justify the use of such an approach.

As such, it is considered that scaled section drawings showing the proposed complete wall build up and including features such as the plinth, window and door openings should be provided to demonstrate the finished depth. Providing two sets of sections will allow for better assessment of the most appropriate approach, one where render is applied directly onto the Savolit boarding and one where the boarding is battened out with timber laths onto which render is applied.

This condition has been refused.

#### **APPROVED CONDITION(S):**

#### **4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: REMOVAL/UPLIFT OF FLOORING**

Notwithstanding the submitted information, following the removal/uplifting of the current concrete floor finish layer in the kitchen, brick floor in dining room and timber and concrete floor in the drawing room, details, including photographs of the uncovered layers below shall be submitted to and approved in writing by the Local Planning Authority. No further works shall be commenced following the removal/ uplift of each floor finish layer until the Local Planning Authority have confirmed in writing that an appropriate level of recording has been carried out for each layer. The Local Planning Authority shall also be provided with opportunity to inspect on site following the removal/uplift of each floor finish layer.

Reason: In the interests of recording the historic fabric of the listed building.

Note: Each layer to be excavated must be removed/ uplifted sequentially in order to enable each layer to be appropriately assessed and recorded.

**LPA Decision:**

Details as specified by the North West Elevation Photographs, South East Elevation Photographs, the Section Details (Drawing reference SU296 08) and the Elevations Showing Wall Repairs (Drawing ref SU296-09-Rev A) received on 4th May 2022 have been considered by this Authority in consultation with their Heritage Officer and are acceptable to discharge this condition in so far as it relates to the Ground Floor section of the South-East and North-West elevations. **This condition has been part-satisfied** subject to implementation in accordance with the wording of the above condition.

You should note that this letter does not waive or exempt you from complying with the specific terms of the conditions on your original planning permission. Please also refer to the wording of all the conditions on your consent regularly during your development to ensure it continues to comply with any ongoing requirements. Should you have any further queries please do not hesitate to contact the case officer named at the top of this letter.

Yours sincerely

**Philip Isbell**

*Chief Planning Officer - Sustainable Communities*