

Philip Isbell – Chief Planning Officer
Sustainable Communities

Babergh District Council
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LISTED BUILDING CONSENT

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

Correspondence Address:

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Applicant:

Chris and Zain Goulder and Alatas
124 Culford Road
London
N1 4HU

Date Application Received: 09-Jan-21

Application Reference: DC/21/00149

Date Registered: 12-Jan-21

Proposal & Location of Development:

Application for Listed Building Consent - Alterations and refurbishment, including partial demolition and rebuild works, and associated landscaping works as per Schedule of Works.

Priory Farm, Priory Green, Edwardstone, Part In Parish Of Little Waldingfield Sudbury Suffolk
CO10 5PN

Section A – Plans & Documents:

This decision refers to drawing no./entitled S 01 received 09/01/2021 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:

Defined Red Line Plan S 01 - Received 09/01/2021
Sectional Drawing EX 07 - Received 09/01/2021
Elevations - Existing EX 06 - Received 09/01/2021
Elevations - Existing EX 05 - Received 09/01/2021
Roof Plan - Existing EX 04 - Received 09/01/2021
Floor Plan - Existing EX 03 - Received 09/01/2021
Floor Plan - Existing EX 02 - Received 09/01/2021
Floor Plan - Existing EX 01 - Received 09/01/2021
Roof Plan - Proposed DM 04 - Received 09/01/2021
Floor Plan - Proposed DM 03 - Received 09/01/2021
Sectional Drawing PL 07 C - Received 22/03/2021
Elevations - Proposed PL 06 B - Received 22/03/2021

Elevations - Proposed PL 05 B - Received 22/03/2021
Floor Plan - Proposed PL 02 B - Received 22/03/2021
Floor Plan - Proposed PL 01 B - Received 22/03/2021
Sectional Drawing DM 07 B - Received 22/03/2021
Elevations - Proposed DM 06 B - Received 22/03/2021
Elevations - Proposed DM 05 B - Received 22/03/2021
Floor Plan - Proposed DM 02 A - Received 22/03/2021
Floor Plan - Proposed DM 01 B - Received 22/03/2021
Heritage Statement - Received 22/03/2021
Design and Access Statement - Received 22/03/2021
Ecological Survey/Report Great Crested Newt - Received 15/02/2021
Ecological Survey/Report Preliminary Ecological Appraisal - Received 09/01/2021
Structural Survey Condition Survey - Received 09/01/2021
Structural Survey Structural Report - Received 09/01/2021

Section B:

Babergh 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 - LBC

The works 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 - In the interest of the integrity, character, setting, significance and experience of the heritage asset.

3. 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.

4. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: TIMBER FRAME AND INFILL

Prior to commencement of works to the underlying timber frame and any infill, following the removal of the existing renders and roof covering materials, a detailed schedule of repairs for the timber frame and infill which shall show any insulation to be installed between the frame and include measured survey drawings/annotated photographs as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. Opportunity should also be provided for the Local Planning Authority to inspect the underlying fabric. All subsequent works shall match those in the agreed schedule.

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

Note: This condition can be completed in stages to avoid having to expose the entire timber frame at the same time. Opportunity should be provided for the LPA to inspect the underlying fabric as part of this condition.

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.

6. SPECIFIC RESTRICTION ON DEVELOPMENT: INTERNAL PLASTERING

Prior to any works on internal plastering and notwithstanding the references to the use of gypsum cementitious plasterboard in section 7.0 'Outline Schedule of Works' of the Design and Access Statement, all internal plastering shall be done in a traditional, breathable lime mix(es), details of the proposed mix(es) shall be submitted to and approved in writing by the Local Planning Authority. Alternatively, a clear and convincing justification for the use of gypsum/cementitious board for each location where it is proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. The internal plastering shall then be applied fully in accordance with the approved details.

Reason: In the interests of the character, integrity and preservation of the listed building.

7. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RENDER

Prior to the application of the new render, details, including manufacturer's literature as appropriate, of the proposed render mix and finish to render to be used shall be submitted to and approved in writing by the Local Planning Authority. The render shall then be applied entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

8. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DOORS AND WINDOWS

Prior to the installation of any new doors and windows, detailed elevation and section drawings (scaled at 1:10 or 1:2 respectively) of all new doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The new doors and windows shall then be installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

9. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOFLIGHTS

Prior to the installation of any new rooflights, manufacturer's details of the proposed rooflights shall be submitted to and approved in writing by the Local Planning Authority. The rooflights shall then be installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

10. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WINDOW REPAIRS

Prior to the commencement of any repairs to the existing windows that are to be retained, a detailed schedule of repair, which shall include annotated photographs/elevation drawings at 1:10 as appropriate, for all windows to be retained shall be submitted to and approved in writing by the Local Planning Authority. All windows to be retained shall then be repaired in the manner agreed.

Reason: In the interests of the character, integrity and preservation of the listed building.

11. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: WINDOW ON LEAN-TO

Prior to the creation of the new window opening in west coal store lean-to, details of proposed surround to window, including lintel/arch and detailed proposed elevation drawing at 1:20 or as appropriate shall be submitted to and approved in writing by the Local Planning Authority. The window opening and window shall then be created/ installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

12. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: DORMER WINDOWS

Prior to the creation of the new dormer windows, detailed section drawings through eaves and verges of the new dormers scaled at 1:20 shall be submitted to and approved in writing by the Local Planning Authority. The dormer windows shall then be created and installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

13. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: BRICKWORK

Prior to the introduction of any new brickwork in regard to works to existing floors and new brick terrace, including to make up any shortfall where relevant, manufacturers details of the proposed brick(s) to be used shall be submitted to and approved in writing by the Local Planning Authority. The bricks used in the existing floors and brickwork terrace shall be those as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

14. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOF TILES

Prior to the introduction of any new roof tiles, manufacturers details of the proposed roof tiles to be used shall be submitted to and approved in writing by the Local Planning Authority. The roof tiles uses shall be those as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

15. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FIREPLACE

Following removal of internal infill to the fireplace in the dining room, a detailed schedule of works for any further works required to this fireplace, including annotated photographs/drawings as required shall be submitted to and approved in writing by the Local Planning Authority. Any further works to the fireplace shall then be carried out entirely in accordance with the approved schedule of works.

Reason: In the interests of the character, integrity and preservation of the listed building.

16. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL VENTS

Prior to the installation of any external vents, manufacturer's literature of proposed vents and annotated photographs/measured drawings to show the proposed locations of any proposed external vents shall be submitted to and approved in writing by the Local Planning Authority. The external vents shall then be installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

17. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: EXTERNAL PIPEWORK

Prior to the installation of any external pipework, annotated photographs to show the proposed locations of any proposed external pipework shall be submitted to and approved

in writing by the Local Planning Authority. The external pipework shall then be installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

18. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: RAILING/
BANNISTER

Prior to the installation of any railing/ bannister in the opening formed within ogee-headed arch, details of the proposed works required to install the railing/ bannister, including any new railing/ bannister to be fixed, shall be submitted to and approved in writing by the Local Planning Authority. The railing/ bannister shall then be installed entirely as approved.

Reason: In the interests of the character, integrity and preservation of the listed building.

19. SPECIFIC RESTRICTION ON DEVELOPMENT: INTERNAL PARTITION WALL

Notwithstanding the submitted proposed ground floor plan, a full height nib of the internal partition wall measuring no less than 300mm in length, using either existing fabric or new fabric to match existing materials and methods, shall be retained in situ in the rear lean-to which is to be removed.

Reason: In the interests of the character, integrity and preservation of the listed building.

20. SPECIFIC RESTRICTION ON DEVELOPMENT: BLOCKED UP OPENINGS

All blocked up openings shall be finished to match the appearance of adjacent walls, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the character, integrity and preservation of the listed building.

21. SPECIFIC RESTRICTION ON DEVELOPMENT: BRICKWORK FLOORS

All existing brickwork in floors that is to be lifted and re-laid shall be reused in the new floors in the same rooms, where salvageable, in matching form with matching mortar type and finish, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the character, integrity and preservation of the listed building.

22. SPECIFIC RESTRICTION ON DEVELOPMENT: ROOFTILES TO BE STRIPPED

All existing rooftiles to be stripped shall be re-laid on the same roof slope where salvageable.

Reason: In the interests of the character, integrity and preservation of the listed building.

23. SPECIFIC RESTRICTION ON DEVELOPMENT: INTERNAL SLATTED PARTITION

The rebuilt internal slatted partition in the north lean-to shall be rebuilt to match existing using all existing materials where salvageable.

Reason: In the interests of the character, integrity and preservation of the listed building.

24. SPECIFIC RESTRICTION ON DEVELOPMENT: WESTERN COAL STORE LEAN-TO

The area of the western coal store lean-to to be rebuilt shall be rebuilt to match existing bond, mortar mix, mortar thickness and finish, with all existing bricks reused where salvageable (with any new bricks to match those as agreed under the condition 13).

Reason: In the interests of the character, integrity and preservation of the listed building.

25. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Skilled Ecology Ltd, December 2020) and the Ecological addendum (Skilled Ecology Ltd, February 2021) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may 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 and s17 Crime & Disorder Act 1998.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

CS01 - Applying the presumption in Favour of Sustainable Development in Babergh
CS15 - Implementing Sustainable Development
CN01 - Design Standards
CN06 - Listed Buildings - Alteration/Ext/COU
NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance

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.

2. **Listed Building Note**

This listed building consent relates solely to the plans, drawings, notes and written details submitted with the application or as subsequently amended in writing and referred to in this notice. Any variation of the works or additional works found necessary before work starts or while work is in progress or required under the Building Regulations, or by the County Fire Services or environmental health legislation may only be carried out after approval by the Local Planning Authority. Unauthorised modifications, alterations or works not covered by this consent may constitute an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and may render the applicant, owner(s), agent and /or contractors liable to enforcement action and/or prosecution.

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

This relates to document reference: DC/21/00149

Signed: Philip Isbell

Dated: 29th April 2021

**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.