

Application for Listed Building Consent

OFFICER'S REPORT AND RECOMMENDATION

CASE OFFICER: Finlay McKenzie
CASE REFERENCE: DC/24/03723

The Openness of Local Government Bodies Regulations 2014

The national regulations on openness and transparency in local government require certain decisions to be recorded where they are taken by officers acting under powers delegated to them by a council. The written record should include the following: The decision taken and the date the decision was taken; the reason/s for the decision; any alternative options considered and rejected; and any other background documents. When read as a whole, this report and recommendation, alongside the accompanying decision notice, constitute the written record for the purposes of the regulations.

PROPOSAL: Application for Listed Building Consent - Erection of front entrance porch.

LOCATION: Woodlands Farm, Bildeston Road, Ringshall (part In the Parish of Battisford), Stowmarket, Suffolk, IP14 2LY,
PARISH: Ringshall. Battisford.
WARD: Battisford & Ringshall.

APPLICANT: Mr C Drinkald

SITE NOTICE DATE: 28/08/2024
PRESS DATE: 28/08/2024.

PLANS, DOCUMENTS AND SUPPORTING INFORMATION

The application, plans and documents submitted by the applicant can be viewed online at:
<https://www.midsuffolk.gov.uk/w/application-search-and-comment>

SUMMARY OF CONSULTATIONS

Ringshall Parish Council Comments Received - 25/09/2024.
No comment.

Battisford Parish Council
None received.

Heritage Team Comments Received - 13/09/2024 & 21/10/2024.
The proposal is for the erection of a single storey open framed front entrance porch.

Woodlands Farm is a Grade II listed former farmhouse built largely in two stages, with a single storey C16 hall and service cell and a two-storey early C17 parlour block. The farmhouse is timber framed and plastered, with a three-cell plan with lobby entrance. The C16 range is now pantiled and was likely originally thatched, and the C17 parlour block is plain tiled with red brick axial chimney. The casement, dormers and door to the front are C20, with a C17 ovolo-mullioned window to the rear. The rear range is mid C20 with recent permission for rebuilding under DC/23/01103 and DC/23/01104.

To the northwest of the site is Grade II listed Bennetts Farmhouse, a C15 or early C16 timber framed building with C17 and C19 additions, and to the southeast is Grade II listed Nine Elms Farmhouse, an early C17 timber framed building with late C17 alterations.

The heritage concern relates to the potential impact of the works to the significance of Woodlands Farm and the settings of the surrounding listed buildings, insofar as they contribute to their significance.

A new porch is proposed over the existing doorway on the front/east elevation of the house, which enters into the two storey C17 parlour block. There is no evidence of a porch previously in this location, and the current door position appears to correlate to the C17 lobby entry plan of the house. The internal lobby has therefore provided a similar function to a porch from this date.

The porch as proposed is an open timber framed structure with large oak posts and steep roof pitch, which is more akin to high-status medieval style porches that are uncommon in this part of Suffolk. As such, the design does not relate to the C16 and later vernacular farmhouse which has rendered covering its timber-frame externally.

A porch which is more sympathetic to the form, history, and status of the main house is more likely to be acceptable. Porches from the C16 onwards are typically of a shallower roof pitch with rendered finish. If an open porch is preferred, a slenderer frame with shallower roof pitch should be considered. It is also felt that it would be more appropriate for the porch to align centrally with the door, omitting the neighbouring window.

In conclusion, the proposal is considered to cause a very low to low level of less than substantial harm to the significance of Woodlands Farm. It is possible that a smaller porch with more lightweight framing would be more appropriate.

Comments following proposed amendments - 21/10/2024.

I am satisfied that the amendments have mitigated the concerns raised in my previous comments.

I would recommend that conditions are added to secure details of the proposed eaves, verges and abutment details, roof cladding materials, wall finish, brick plinth and fenestration details.

Ecologist Comments Received - 11/09/2024.

I note no ecological report has been provided, however, no European Protected Species appear to be affected by the proposed works. With regards to Biodiversity Net Gain, de minimis exemption applies. The submitted Ecological Addendum (Skilled Ecology Consultancy Ltd., April 2023) is out of date and relates to a different application. I have no further comments to make.

SUMMARY OF REPRESENTATIONS

No representations were received.

All individual representations are counted and considered. Repeated and/or additional communication from a single individual will be counted as one representation.

POLICIES

SP09 - Enhancement and Management of the Environment

LP19 - The Historic Environment

NPPF - National Planning Policy Framework

RELEVANT HISTORY

REF: DC/21/03201	Householder Application - Erection of single storey extension and front porch replacing existing door with window, replacement of all contemporary windows, insertion of french doors replacing existing window, insertion of windows to ensuite and cloakroom, replace external render and erection of 1.8m boundary fence.	DECISION: REF 30.07.2021
REF: DC/21/03202	Application for Listed Building Consent - Erection of single storey extension and front porch replacing existing door with window, replacement of all contemporary windows, insertion of french doors replacing window, insertion of windows to ensuite and cloakroom, replace external render and internal alterations as per schedule of works.	DECISION: REF 30.07.2021
REF: DC/21/04314	Householder Application. Erection of single storey extension, replacement of all contemporary windows, insertion of french doors replacing window, insertion of windows to ensuite and cloakroom, replace external render and internal alterations.	DECISION: GTD 02.12.2021
REF: DC/21/04315	Application for Listed Building Consent. Erection of single storey extension, replacement of all contemporary windows, insertion of French doors replacing window, insertion of windows to ensuite and cloakroom, replace external render and internal alterations.	DECISION: GTD 02.12.2021
REF: DC/22/00331	Discharge of Conditions Application for DC/21/04315- Condition 6- Part Discharge (Details of Repair)	DECISION: GTD 03.03.2022
REF: DC/22/00849	Discharge of Conditions Application for DC/21/04315- Condition 3 (Fenestration)	DECISION: GTD 21.03.2022
REF: DC/22/02688	Application for Listed Building Consent - Strip and re-roof existing building, re-using existing tiles with new vapour permeable underlay and tile battens and sheepswool insulation to voids.	DECISION: GTD 29.07.2022
REF: DC/22/02690	Discharge of Conditions Application for DC/21/04315 - Condition 6 (Details of Repair) (Part-discharge relating to schedule of insulation/render backing only)	DECISION: PGR 18.08.2022
REF: DC/23/01103	Householder Application - Erection of two storey rear extension (following demolition of existing) including annexed accommodation for elderly relatives and catslide dormer roofs to existing flat roof dormers (amended scheme to withdrawn application DC/22/04409).	DECISION: GTD 03.07.2023
REF: DC/23/01104	Listed Building Consent - Erection of two storey rear extension (following demolition of existing) including annexed accommodation for elderly relatives and catslide dormer roofs to existing flat roof dormers.	DECISION: GTD 03.07.2023

REF: DC/23/01796	Listed Building Consent - Repairs and replacement timber work to external wall timber frame structure.	DECISION: GTD 07.06.2023
REF: DC/23/02769	Discharge of Conditions Application for DC/22/02688 - Condition 3 (Repairs to Underlying Fabric)	DECISION: GTD 31.07.2023
REF: DC/23/03509	Discharge of Conditions Application for DC/22/02688 - Condition 4 (Additional Tiles) (Part Discharge for pantiled range).	DECISION: GTD 29.08.2023
REF: DC/23/03972	Discharge of Conditions Application for DC/22/02688 - Condition 3 (Underlying Roof Fabric - Part Discharge) and Condition 5 (Insulation Details)	DECISION: REF 18.10.2023
REF: DC/23/04820	Discharge of Conditions Application for DC/22/02688 - Part discharge of Condition 4 (Additional Tiles)	DECISION: PGR 08.11.2023
REF: DC/23/04934	Discharge of Conditions Application for DC/22/02688 - Condition 3 (Underlying Roof Fabric) - Part Discharge and Condition 5 (Insulation Details)	DECISION: GTD 08.11.2023
REF: DC/23/05780	Discharge of Conditions Application for DC/21/04315 - Condition 7 (External Render)	DECISION: GTD 26.01.2024
REF: DC/24/01284	Discharge of Conditions Application for DC/23/01103 - Condition 4 (Wildlife Sensitive Design Scheme), 5 (Biodiversity Enhancement Strategy), 6 (Great Crested Newt Method Statement) and 7 (Bat Precautionary Method Statement)	DECISION: GTD 02.04.2024

There is no relevant planning history for this site in relation to the current application.

ASSESSMENT

Details of Amended Plans

During the course of determination, the application was in receipt of amended plans which amended the designs following the comments received by the Heritage Officer.

Site and Surroundings

Woodlands Farmhouse is a 16th century two storey farmhouse. The site is a Grade II listed building, described on the National Heritage List for England (NLHE):

Farmhouse, built in two stages: the hall and service cell to right probably C16, the parlour block added to left in early C17. 1 storey and attics, and 2 storeys and attic. 3-cell plan with lobby-entrance. Timber-framed and plastered. Pantiled lower range probably once thatched; the parlour block plaintiled with axial chimney of red brick with a central pilaster. The lower range has mid C20 flat-roofed casement dormers. Mid C20 small-pane casements. Boarded C20 door at lobby-

entrance. A C17 ovolo-mullioned window at the rear. A rear range of mid C20 is not of special interest.

There are other Grade II listed buildings within the vicinity. The site is within the parishes of both Battsford and Ringshall.

Development Plan and National Policy

The proposed works to the listed building have been assessed specifically against policies SP09 and LP19 of the Babergh & Mid Suffolk Joint Local Plan (2023) which relates to the historic built environment and Chapter 16 of the NPPF. The proposed works are considered acceptable.

Heritage

Section 16(2) of the Listed Buildings Act 1990 requires the Council to have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest which it possesses.

The practical effect of those legal duties is that the decision-taker is presented with a strong presumption against a grant of consent where harm is identified, as the asset's conservation is a matter of considerable importance and weight.

Irrespective of the level of harm identified to the significance of a designated heritage asset (including from its setting), great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

Policies SP09 and LP19 and paragraphs 205 and 206 of the NPPF, are consistent with the above duties.

The proposed porch would be sympathetic to the form, history and status of the main house. The roof pitch is shallow, with the side elevations of the porch rendered. Contrary to the recommendations of the Heritage Officer, the porch does not centrally align with the door. This is acceptable as a porch centrally located would form a contrived form of development.

The proposed development would not cause any harm to the heritage asset identified and is therefore acceptable.

Ecology

Under the Wildlife and Countryside Act 1981 (as amended) and section 40 of the Natural Environment and Rural Communities Act 2006, the Council has a statutory duty to have regard to protected and priority species and habitats in all decisions taken.

The proposed works to the porch are unlikely to affect habitat suitable for a species that are afforded legal protection, as outlined within the Council's statutory duties.

CONCLUSION

The proposal would not result in any demonstrable harm to any matter of planning substance. There would be no detrimental effect on the significance of the listed building. It is therefore in accordance with the development plan and the proposal is acceptable.

RECOMMENDED DECISION: Granted

I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and wellbeing of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.