

Philip Isbell – Acting Director of Planning  
Sustainable Communities

**Mid Suffolk District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk)



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## LISTED BUILDING CONSENT

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

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**Correspondence Address:**

Mr Barry Whymark  
14 Cornard Road  
Sudbury  
CO10 2XA

**Applicant:**

Mr C Drinkald  
Woodlands Farm, Bildeston Road  
Ringshall  
IP14 2LY

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**Date Application Received:** 20-Aug-24

**Application Reference:** DC/24/03723

**Date Registered:** 21-Aug-24

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**Proposal & Location of Development:**

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

Woodlands Farm, Bildeston Road, Ringshall (part In the Parish Of Battisford), Stowmarket  
Suffolk IP14 2LY

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**Section A – Plans & Documents:**

This decision refers to drawing no./entitled 01Binc Prpd Blk Plan received 20/08/2024 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:

Plans - Proposed 14A - Received 02/10/2024

Defined Red Line Plan 01B inc Prpd Blk Plan - Received 20/08/2024

Plans - Existing 02 - Received 20/08/2024

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**Section B:**

Mid Suffolk 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. COMPLIANCE REQUIRED: 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

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: For the avoidance of doubt and in the interests of proper planning of the works.

3. DISCHARGE REQUIRED: EAVES, VERGES AND ABUTMENT

Prior to the construction of the front porch, detailed section and elevation drawings showing the eaves, verges and abutment to the host dwelling, shall be formally submitted to and approved with the Local Planning Authority, and thereafter retained as approved.

Reason: In the interests of protecting the character and significance of the designated heritage asset.

4. DISCHARGE REQUIRED: MATERIALS

Prior to the construction of the front porch, details of the roof cladding materials, wall finish, and brick plinth, shall be formally submitted to and approved with the Local Planning Authority, and thereafter retained as approved.

Reason: In the interests of protecting the character and significance of the designated heritage asset.

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: FENESTRATION

Prior to the installation of any new fenestration, manufactures literature, including details of the finish of all fenestration to be installed shall be submitted and agreed, in writing, by the Local Planning Authority. All works shall then be carried out in accordance with the approved details.

Reason - To secure an orderly and well-designed finish sympathetic to the character of the existing heritage asset.

6. RESTRICTION ON DEVELOPMENT: SURROUNDING FABRIC

Following any alterations to the surrounding fabric, all altered areas will be 'made good' with matching materials in appearance and form.

Reason - In the interests of the character, integrity, and preservation of the heritage asset.

**SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:**

NPPF - National Planning Policy Framework  
SP09 - Enhancement and Management of the Environment  
LP19 - The Historic Environment

**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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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.

This relates to document reference: DC/24/03723

**Signed: Philip Isbell**

**Dated: 22nd October 2024**

**Acting Director of Planning**

## **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.

### **COMMUNITY INFRASTRUCTURE LEVY**

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. You are responsible for submitting the relevant CIL forms to our Infrastructure Team, telling them who will pay CIL and when the development will commence. However, you will receive a Liability Notice including the amount to be paid and what you must do. Please ensure the Infrastructure Team have your correct contact details. If you have any questions, please contact the Infrastructure Team direct on: [infrastructure@baberghmidsuffolk.gov.uk](mailto:infrastructure@baberghmidsuffolk.gov.uk) or telephone 01449 724563.

Alternatively, you can find more information about CIL on our websites here: [CIL in Babergh](#) and [CIL in Mid Suffolk](#)

### **BUILDING CONTROL**

The project may be subject to the requirements of the Building Regulations 2010. Advice and assistance can be obtained from our Building Control Team by visiting our websites here: [Building control in Babergh](#) and [Building control in Mid Suffolk](#)

Alternatively you can email the Building Control Team: [building.control@baberghmidsuffolk.gov.uk](mailto:building.control@baberghmidsuffolk.gov.uk) or telephone 01449 724510. They will work with you offering competitive fee quotations and pre-application advice upon request.

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**Babergh District Council**

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Telephone: (0300) 1234 000

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## 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.

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