

Consultee Comments for Planning Application DC/20/04444

Application Summary

Application Number: DC/20/04444

Address: Mid Suffolk District Council 131 High Street Needham Market Ipswich Suffolk IP6 8DL

Proposal: Listed Building Consent - Partial demolition works, internal & external alterations, conversion and extension to form 12 apartments, partial demolition & repair works to boundary walls, including alterations to form a new pedestrian access to Barrett's Lane (re-submission of DC/18/05254)

Case Officer: Mark Russell

Consultee Details

Name: Mr Kevin Hunter

Address: Needham Market Community Centre, School Street, Needham Market Ipswich, Suffolk IP6 8BB

Email: Not Available

On Behalf Of: Needham Market Town Council

Comments

The Town Council welcomes the generally sensitive work to both the interior and exterior of this significant listed building.

On the north elevation of the main house there is a skin of new brickwork over the existing structure and to the immediate front of the side extension which is to be demolished. This skin is in stretcher bond and in dark brown bricks matching the modern extension but not the reds of the original 131 High Street building (Hurstlea). On pages 72 & 73 of the Heritage Statement, this exposed area of wall is clearly marked with a pink line with the colour significance being stated on both pages as Detrimental. The wording on page 41 of the D&A Statement implies that this skin is to be removed or covered with a skin of red bricks in Flemish bond to match the remainder of the house (Hurstlea), presumably to match the new brickwork to the new side extension. The Town Council would expect this to be the case.

Regarding the High Street elevation of the more modern building to the South of 131 (Hurstlea), it is regrettable the opportunity to improve this elevation is not within scope of the planning proposal. There are brick panels beneath the existing windows, and it appears they were intended to give the impression the window openings are of a more vertical proportion, as are those of 131 (Hurstlea). These rather ungainly brick panels should be removed and the window openings actually enlarged by lowering their sills, thus making the elevation in keeping with those adjacent at 131 (Hurstlea) and other nearby buildings.

The Town Council notes the comments submitted by the Ancient Monuments Society regarding the proposed roof extension to the more modern southern extension, and further notes their comments have not influenced the proposed design.



Historic England

Mr Mark Russell
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich
Suffolk
IP1 2BX

Direct Dial: 01223 582751

Our ref: **W**: L01308991

30 November 2020

Dear Mr Russell

Arrangements for Handling Heritage Applications Direction 2015

**MID SUFFOLK DISTRICT COUNCIL, 131 HIGH STREET, NEEDHAM MARKET,
IPSWICH, SUFFOLK, IP6 8DL
Application No. DC/20/04444**

Thank you for your letter of 12 November 2020 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Lynette Fawkes

Inspector of Historic Building and Areas

E-mail: lynette.fawkes@historicengland.org.uk



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Telephone 01223 582749
HistoricEngland.org.uk



From: Ross Anthony <ross.anthony@ancientmonumentsociety.org.uk>

Sent: 23 November 2020 10:42

To: BMSDC Planning Area Team Blue <planningblue@baberghmidsuffolk.gov.uk>

Subject: Application Ref. DC/20/04444 - 131 High Street, Needham Market, Ipswich Suffolk IP6 8DL

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FAO: Mark Russel

By email: planningblue@baberghmidsuffolk.gov.uk

Re: 131 High Street, Needham Market, Ipswich Suffolk IP6 8DL
Application Ref. DC/20/04444

Thank you for consulting us on this application. We have reviewed the documents available on your website, and the Ancient Monuments Society is not opposed to the principle of a residential conversion and the wider redevelopment of the former council offices however, we **object** to the roof top extension to No. 131 High Street.

The Needham Market Conservation Area is focused on the spine of historic buildings that extend along the High Street, and a considerable number of listed buildings with C16/C17 origins form the immediate setting of the grade II listed No. 131 High Street in the northern end of the conservation area.

Substantial change is proposed to the rear of the building by the redevelopment of the 1980s council office building attached to No. 131, but replacing what is a large long and bulky office building with a range of more open and smaller scale residential buildings that reflect the existing historic development pattern within the town will be beneficial to this setting. However, the poorly designed roof extension to the southern wing of this listed building in such a sensitive location would likely cause considerable harm to No.131, several adjacent listed buildings, and to the conservation area.

Drawing P405 (Proposed Elevations - Listed Building) shows the proposed roof top extension to the retained 1950/60s southern wing introduces a strong horizontal architectural element that is emphasised by both the material proposed, and by the proximity of the flat roof and parapet to each other. This does not sit well with the vertical proportions of the main Georgian building, or the predominate gabled roof form of the surrounding buildings.

The setting and view analysis (Impact Assessment, p82) notes the roof top addition will be set back from the edge of the parapet 'which will limit its visibility from ground level immediately adjacent', though this is not the case for wider views around the conservation area. The AMS recommends an additional view analysis is needed, including photomontages to help assess the impact on views. For example, the view to No. 131 from the grade I listed St John the Baptist Parish Church and from intersection of the High Street and Barrett's Lane to ensure the extension does not block the elegant curved chimney arrangement

- a key feature of No. 131's roofline. In addition, the views along Hawks Mill Street and the Three Tuns Public House are also important as they look directly towards No 131 and the lower roof line on the existing extension helps maintain the symmetry (albeit altered by the bay window) of the main Georgian façade and ensures the extension is subservient, and this must be maintained.

I would be grateful if the AMS could be informed of the outcome when this becomes available.

Yours sincerely,
Ross Anthony

Case Work

Ancient Monuments Society
Registered Charity no. 209605

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e: office@ancientmonumentsociety.org.uk

w: ancientmonumentsociety.org.uk

a: St Ann's Vestry Hall, 2 Church Entry, London EC4V 5HB

The Ancient Monuments Society (AMS) is one of the National Amenity Societies and, as such, is a consultee on all Listed Building Consent applications involving an element of demolition as required by the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2015*. The Society also takes an interest in planning applications affecting historic buildings in conservation areas and undesignated heritage. We concern ourselves with historic buildings of all types and ages.



FAO: Planning Department,
Babergh & Mid Suffolk District Councils

Ref: DC/20/04444
Date: 03/02/2022

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: 131 High Street, Needham Market IP6 8DL

Listed Building Consent - Partial demolition works, internal & external alterations, conversion and extension to form 12 apartments, partial demolition & repair works to boundary walls, including alterations to form a new pedestrian access to Barrett's Lane (re-submission of DC/18/05254).

Number 131 is listed and located in a Conservation Area.

My advice pertains only to the proposed internal alterations to Number 131. Considering the existing consent, there is no objection to this application. The revised arrangement presents a more sympathetic adaption of the listed building.

I recommend conditions from the previous consent are used here. In addition a condition should be attached, to any permission, requiring details (including sections) of acoustic and fire separation, particularly in the location of blocked doors. Details of new services/service runs should also be provided. I also recommend a scheme of building recording, commensurate with a 'Level 3 Record' as outlined in Historic England guidance *Understanding Historic Buildings*.

Yours sincerely,

Tim Murphy IHBC MCIfA
Historic Environment Manager
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter



Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council
Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



LISTED BUILDING CONSENT

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

Correspondence Address:

Lawson Planning Partnership Ltd
882 The Crescent
Colchester Business Park
Colchester
CO4 9YQ

Applicant:

Mid Suffolk District Council
Endeavour House
Russell Road
Ipswich

Date Application Received: 28-Nov-18

Application Reference: DC/18/05254

Date Registered: 29-Nov-18

Proposal & Location of Development:

Application for Listed Building Consent. Partial demolition works, internal and external alterations. Conversion and extension to form 12 No apartments, partial demolition and repair works to boundary walls, including formation of a new pedestrian access to Barrett's Lane.

Former Mid Suffolk District Council Offices, 131 High Street, Needham Market, Ipswich Suffolk IP6 8DL

Section A – Plans & Documents:

This decision refers to drawing no./entitled 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:

Site Location Plan 400 B - Received
Floor Plan - Existing 401 - Received
Elevations - Existing 404 - Received
Plans - Existing & Proposed 406 A - Received
Fabric Removal Plans 402 B - Received
Floor Plan - Proposed 403 D - Received
Elevations - Proposed 405 - Received
Proposed Demolition Works Plan 407 A - Received
Application Form - Received 28/11/2018
Design and Access Statement - Received 28/11/2018
Heritage Statement - Received

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. 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

The development 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 permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard.

Reason - For the avoidance of doubt and in the interests of proper planning of the development.

3. BUILDING RECORDING

Prior to any works taking place (excluding operations consisting of the erection of temporary hoardings, contractors' compound and site clearance) a Scheme of archaeological building recording across the whole site commensurate with a 'Level 3 Record' as outlined in Historic England Guidance Understanding Historic Buildings shall be submitted to the Local Planning Authority to its satisfaction. The results of this scheme shall be submitted in full at a timescale to be agreed with the Local Planning Authority.

Reason: To ensure the recording of any matters of interest within the building(s) the subject of this application.

4. Prior to the occupation of dwelling units 4.0.1, 4.0.2, 4.0.3, 4.0.4, 4.0.5, 4.0.6, 4.0.7, 4.0.8, 4.0.9 hereby approved, a schedule of repairs to the former orchard wall shall be submitted to the Local Planning Authority to its satisfaction, and implemented as agreed.

Reason: In order to ensure a satisfactory form of development for this heritage asset.

5. MATERIALS

Details of all materials (including bricks and windows for the new extension to Number 131 High Street) shall be submitted to the Local Planning Authority to its satisfaction prior to any such materials being used. All materials shall be those agreed.

Reason: In order to protect the special interest of the listed building.

6. SERVICE RUNS

Prior to any service runs being installed within Number 131 High Street, details of these shall be submitted to the Local Planning Authority to its satisfaction. No other service runs shall be installed without the permission of the Local Planning Authority.

Reason: In order to maximise the amount of historic fabric retained within this listed building.

7. FIXTURES AND FITTINGS

Prior to any interior fixtures, fittings and partitions being installed within Number 131 High Street, details of these shall be submitted to the Local Planning Authority to its satisfaction. No other such features shall be installed without the permission of the Local Planning Authority.

Reason: To preserve the special interest of, and in order to maximise the amount of historic fabric retained within, this listed building.

8. CONSERVATION ROOFLIGHTS

Prior to any conservation rooflights being fitted within Number 131 High Street, details of these shall be submitted to the Local Planning Authority to its satisfaction.

Reason: To preserve the special interest of this listed building.

9. The existing historic doors within Number 131 High Street identified to be retained on drawing 402B Proposed Fabric Removal Plan shall not be removed. If the applicant wishes these to be non-accessible, these should be locked shut instead as set out in the approved Schedule of Works November 2018.

Reason: To preserve the special interest of, and in order to maximise the amount of historic fabric retained within, this listed building.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

- HB01 - Protection of historic buildings
- HB02 - Demolition of listed buildings
- HB03 - Conversions and alterations to historic buildings
- HB08 - Safeguarding the character of conservation areas

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.

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/18/05254

Signed: Philip Isbell

Dated: 28th October 2019

**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.