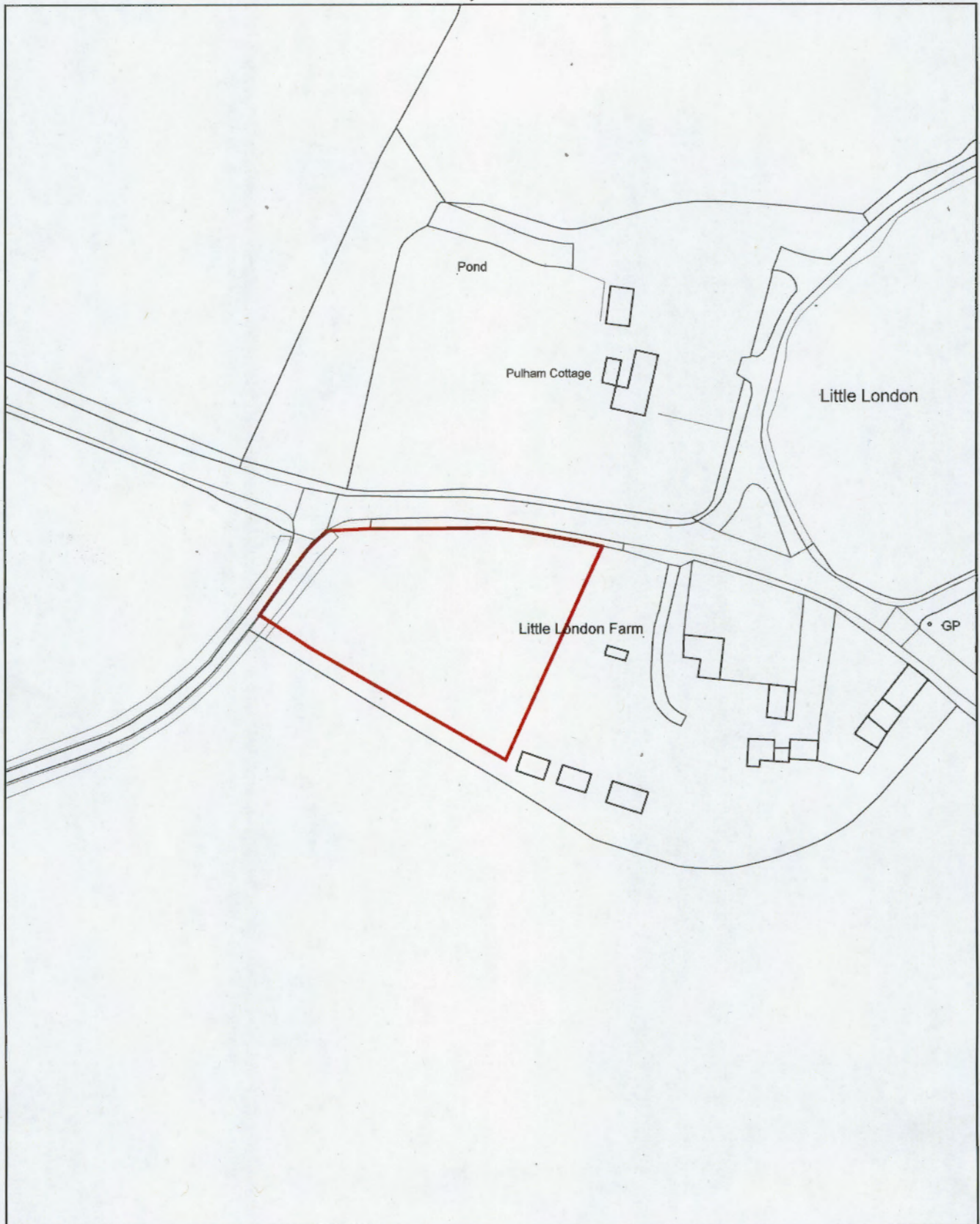


46



Title: Red Site Plan

Reference: 4114/16

Site: Little London Farm
Elmswell Road Wetherden



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
Telephone : 01449 724500
email: customerservice@csduk.com
www.midsuffolk.gov.uk



SCALE 1:1250

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Date Printed : 02/12/2016

47



Title:

Reference:

Site:



MID SUFFOLK DISTRICT COUNCIL

131, High Street, Needham Market, IP6 8DL
 Telephone : 01449 724500
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SCALE 1:1000

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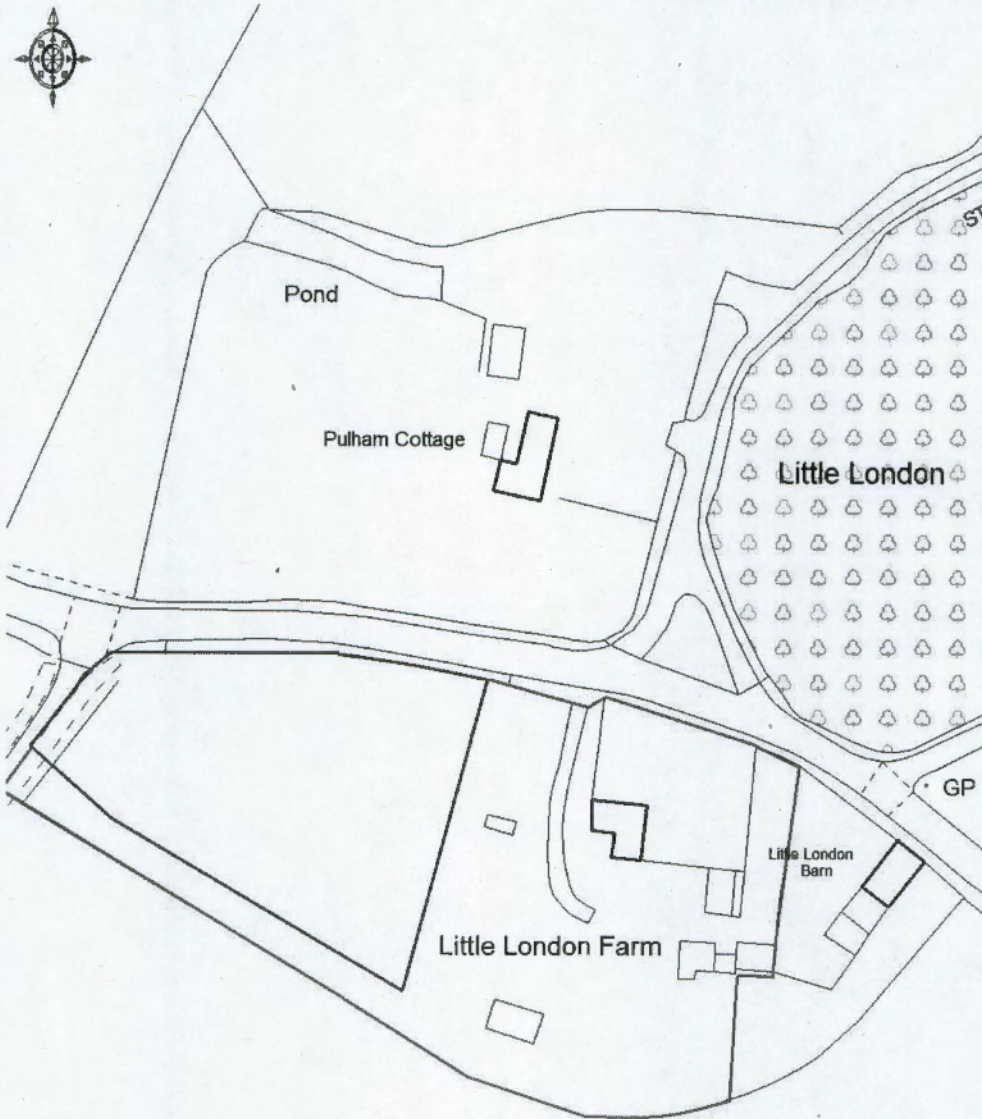
Date Printed : 05/10/2016

48

PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



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ERECTION OF DETACHED DWELLING
LAND AT LITTLE LONDON FARM, ELMSWELL ROAD, WETHERDEN IP14 3LQ
 Site Plan Scale 1:1250 @A4



Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner

49

PHIL COBBOLD

PLANNING LTD

42 BEATRICE AVENUE FELIXSTOWE IP11 9HB Tel: 07775962514 Email: philipcobbold@btinternet.com



ERECTION OF DETACHED DWELLING

LAND AT LITTLE LONDON FARM, ELMSWELL ROAD, WETHERDEN IP14 3LQ

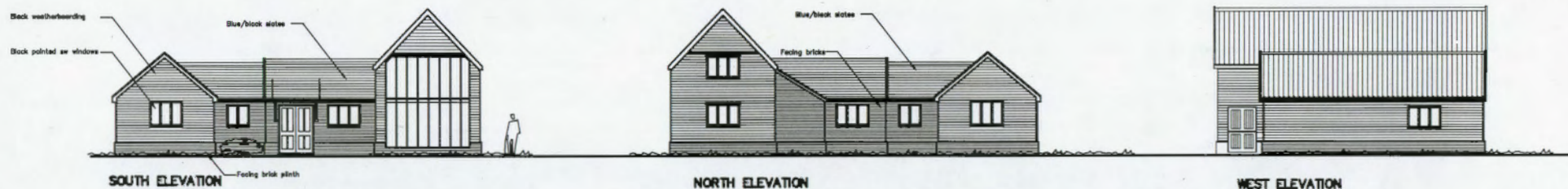
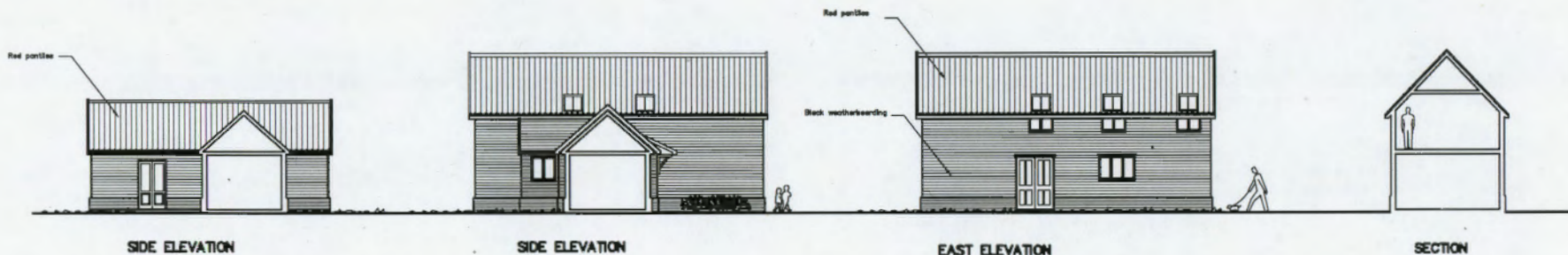
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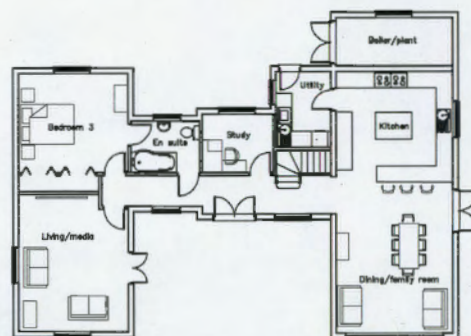
Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner



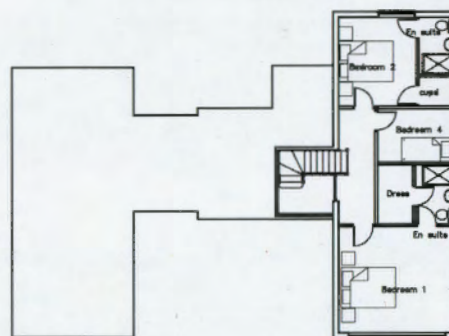
STREET SCENE scale 1:200



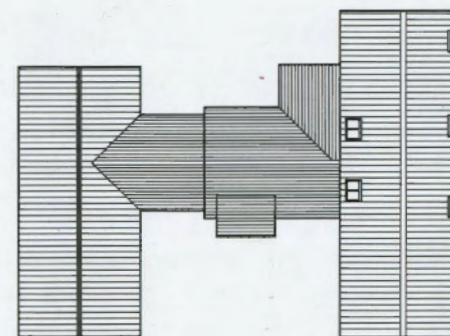
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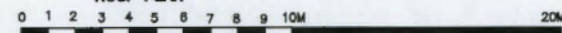
GROUND FLOOR PLAN



FIRST FLOOR PLAN

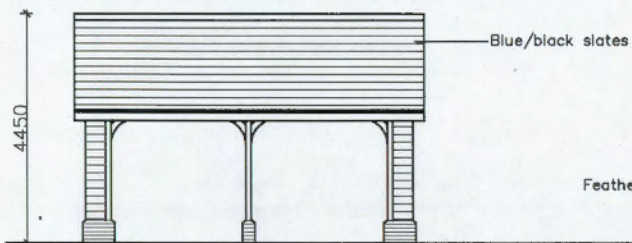


ROOF PLAN

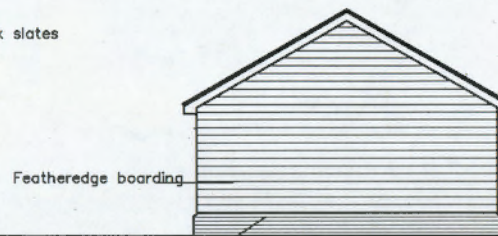


PLOTSCALE 1:100 on A1

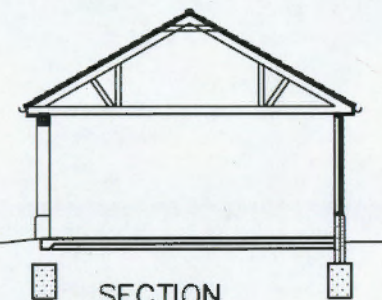
CLIENT		MR & MRS D POTTER	
PROJECT		LITTLE LONDON FARM WETHERDEN STOWMARKET IP22 1JF	
ARCHITECTURAL SOLUTIONS		THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397	
DRAWING		SKETCH SCHEME	
DRAWN	ASL	DATE	09/10
SCALE		REV	
JOB NO	2076/SK1B		



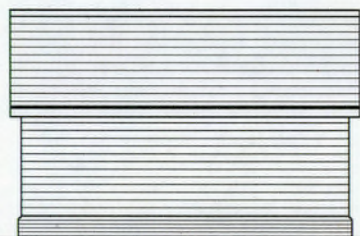
FRONT ELEVATION



END ELEVATION



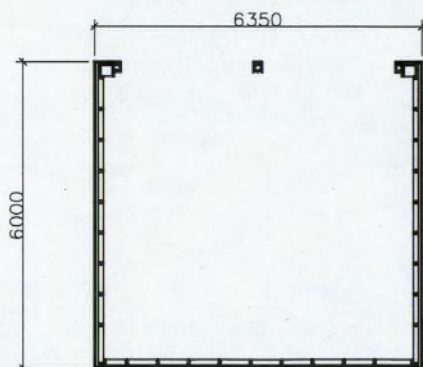
SECTION



REAR ELEVATION



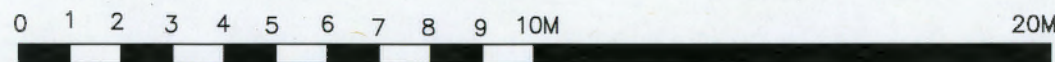
END ELEVATION



PLAN



ROOF PLAN



CLIENT
MR & MRS D POTTER

PROJECT LITTLE LONDON FARM
WETHERDEN
STOWMARKET IP14 3LQ

ARCHITECTURAL SOLUTIONS

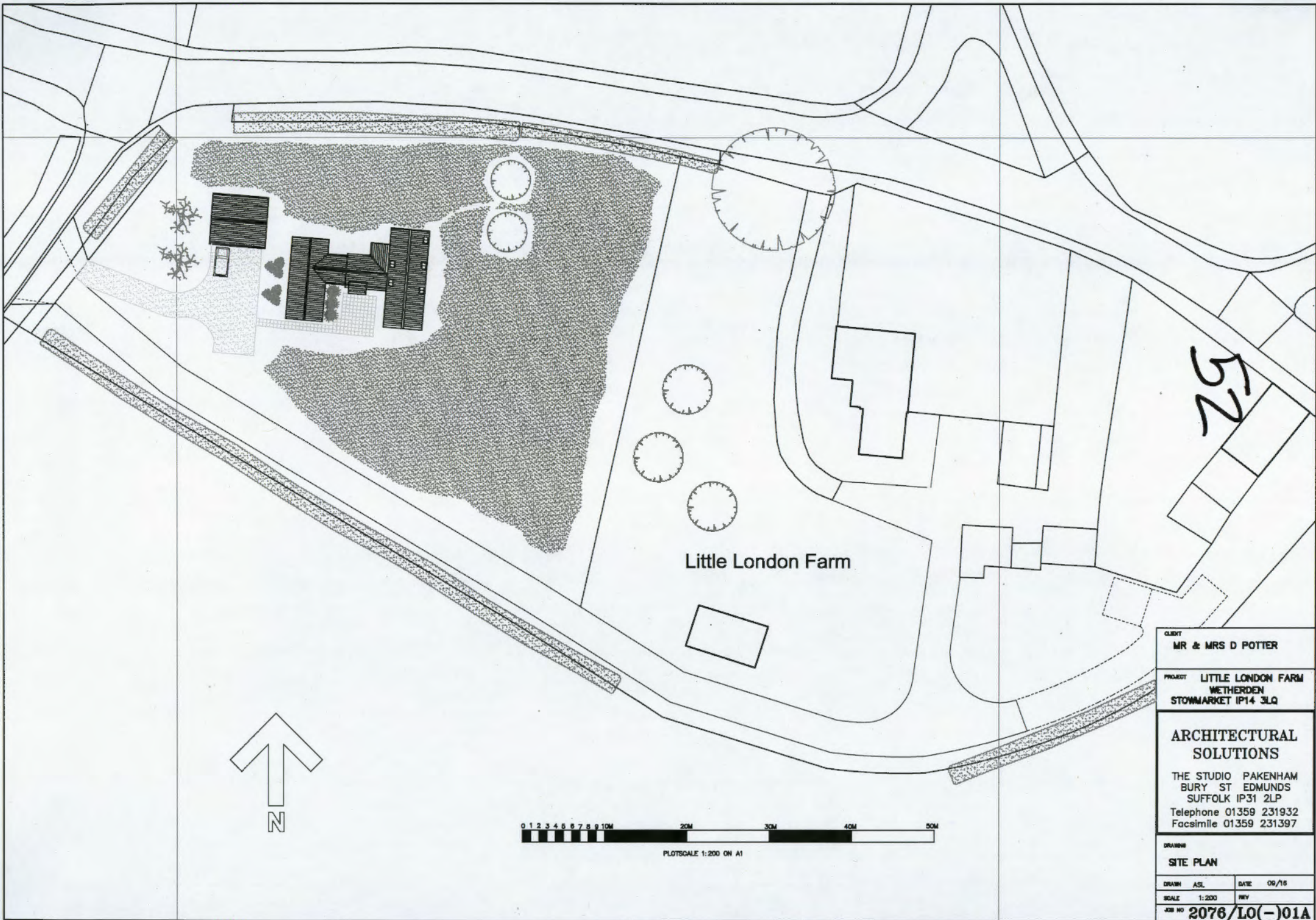
THE STUDIO PAKENHAM
BURY ST EDMUNDS
SUFFOLK IP31 2LP
Telephone 01359 231932
Facsimile 01359 231397

DRAWING
PROPOSED CART LODGE

DRAWN ASL DATE 10/16

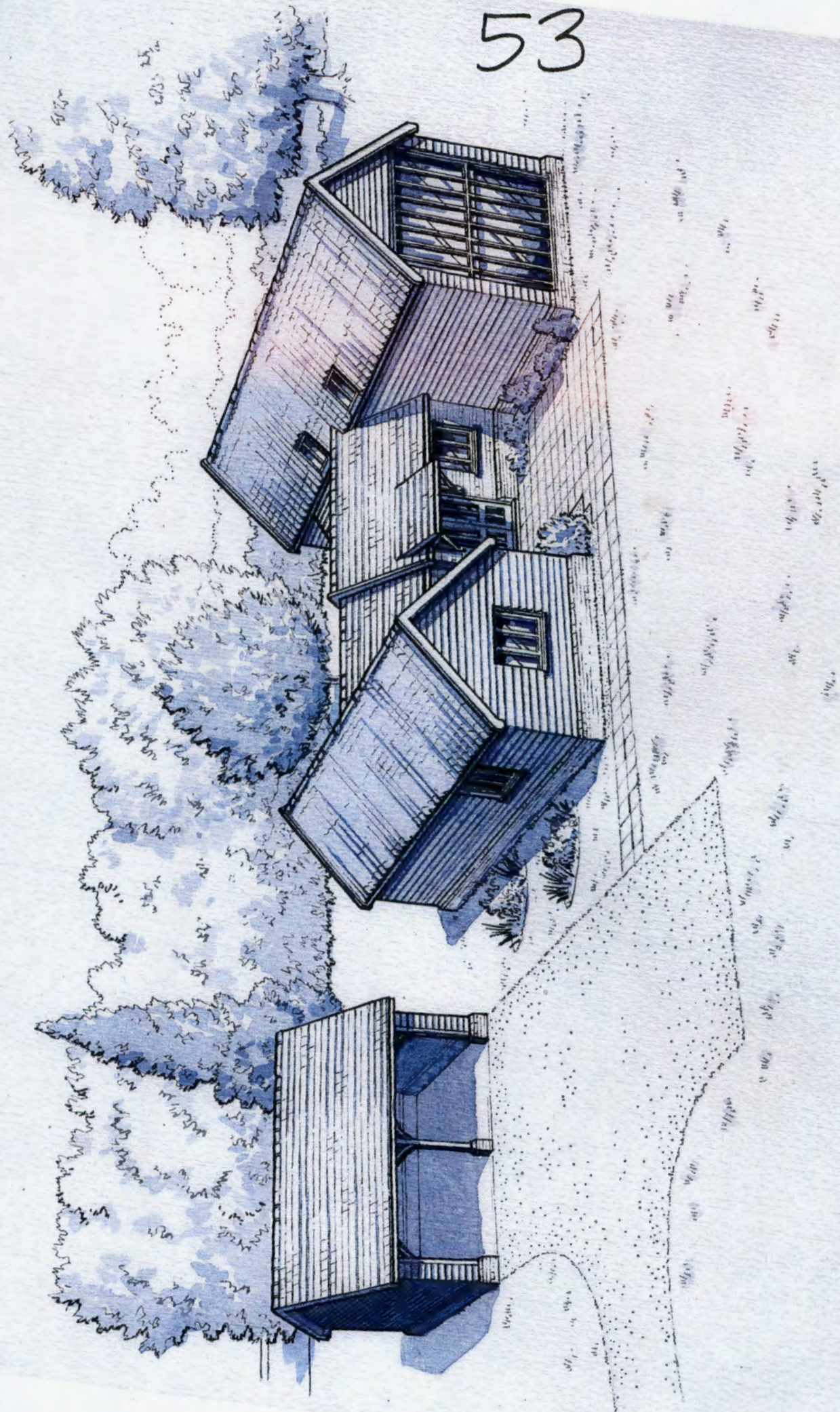
SCALE 1:100 REV

JOB NO 2076/SK2



CLIENT MR & MRS D POTTER		
PROJECT LITTLE LONDON FARM WETHERDEN STONMARKET IP14 3LQ		
ARCHITECTURAL SOLUTIONS THE STUDIO PAKENHAM BURY ST EDMUNDS SUFFOLK IP31 2LP Telephone 01359 231932 Facsimile 01359 231397		
DRAWING SITE PLAN		
DRAWN	ASL	DATE 09/16
SCALE	1:200	REV
JOB NO	2076/LO(-)01A	

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Your Ref: MS/4114/16
Our Ref: 570\CON\3471\16
Date: 04/11/2016
Highways Enquiries to: kyle.porter@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.
Email:

The Planning Officer
Mid Suffolk District Council
131 High Street
Ipswich
Suffolk
IP6 8DL

For the Attention of: Lindsey Wright

Dear Lindsey

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/4114/16

PROPOSAL: Erection of detached dwelling.
LOCATION: Little London Farm, Elmswell Road, Wetherden, Stowmarket, Suffolk,
IP14 3LQ

Notice is hereby given that the County Council as Highway Authority recommends that any permission which that Planning Authority may give should include the condition shown below:

1 V 7

Condition: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) any means of frontage enclosure shall be set back 2.4 metres from the edge of the carriageway of the adjacent highway.

Reason: In the interests of highway safety, to avoid obstruction of the highway and provide a refuge for pedestrians.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
Strategic Development – Resource Management

Consultation Response Pro forma

1	Application Number	4114/16 Little London Farm, Elmswell Road, Wetherden	
2	Date of Response	04/11/2016	
3	Responding Officer	Name:	Rebecca Styles
		Job Title:	Heritage Officer
		Responding on behalf of...	Heritage
4	Summary and Recommendation (please delete those N/A) Note: This section must be completed before the response is sent. The recommendation should be based on the information submitted with the application.	1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> Less than substantial harm to a designated heritage asset as the erection of such a large timber framed barn style dwelling would dilute the character of the historic farmstead and undermine the significance of the site. 	
5	Discussion Please outline the reasons/rationale behind how you have formed the recommendation. Please refer to any guidance, policy or material considerations that have informed your recommendation.	<p>Little London Farm is a site which benefits from a Grade II listed C17th timber framed farmhouse at the centre, a collection of small farmstead buildings to the south, a recently converted brick barn to the east, and open space to the west bounded by mature trees.</p> <p>The character of Little London Farm is formed through the collection of brick built ancillary, utilitarian agricultural buildings around the modest farmhouse, primarily to the east of the house. Historic OS maps show the area to the west of the farmhouse to be vacant land, free from built structures, with the core of the farmstead being clustered around the farmhouse and brick barn to the east.</p> <p>This application seeks planning permission to erect a new dwelling and associated cartlodge to the west of the farmhouse. The dwelling would have the appearance of a barn conversion, although would be completely new, using brick and weatherboarded walls and slate and pantiled roofs.</p> <p>The Heritage team objects to this application.</p> <p>The erection of this dwellinghouse in the style of a barn conversion would change the meaning of Little London Farm. The pastiche dwelling would have a fake, contrived appearance, seeking to imitate agricultural architecture which does not exist on the site. The barn conversion to the east of the dwelling is brick built, utilitarian in appearance and scale, and is authentic former farm building. The existing farm buildings and shelters around the site are predominantly brick, and the evidence of the long brick wall off the farmhouse which is shown on OS</p>	

		<p>maps dating from 1905 as forming an extension to the farmhouse illustrates that the wealth of the Little London Farmstead came after timber framed buildings were in decline. To erect a timber framed dwelling on this site in the design of a barn gives a false impression that the farm was historically prosperous, when the evidence on site suggests that the expansion of the farm came much later.</p> <p>Furthermore, the scale and proportions of the house create a significant mass which would compete with the historic core of Little London Farmhouse which would again alter the meaning of the site, and the relationship between the farmhouse and its ancillary buildings. The orientation of both the brick barn and farmhouse are both NS with gables facing the highway. The design of the proposed dwellinghouse has a sprawling design spreading east to west, as well as having two substantial NS elements. The orientation and long design of the proposed dwellinghouse are unsympathetic to Little London Farm and would harm the character and significance of the site.</p> <p>The erection of such a large timber framed barn style dwelling would dilute the character of the historic farmstead and undermine the significance of the site. The Heritage team considers this proposal to cause less than substantial harm to designated heritage assets and finds the scheme to be contrary to both national and local policy NPPF 132, 134, MSDC Local Plan, HB1.</p>
6	Amendments, Clarification or Additional Information Required (if holding objection)	
	If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	
7	Recommended conditions	

Kind regards,

Rebecca Styles BA MA

Heritage and Design Officer

Babergh and Mid Suffolk District Councils - Working Together

Tel: 01449 724852

Email: Rebecca.Styles@baberghmidsuffolk.gov.uk

www.babergh.gov.uk & www.midsuffolk.gov.uk

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From: David Harrold
Sent: 14 October 2016 12:32
To: Planning Admin
Cc: Lindsey Wright
Subject: Plan ref 4114/16/FUL Little London Farm, Elmswell Road, Wetherden. EH - Land Contamination

Thank you for consulting me on the above application.

I note the satisfactory Envirosearch Report and completed contaminated land questionnaire.

I can confirm in respect of land contamination that I do not have any adverse comments and no objection to the proposed development.

I would only request that we are contacted in the event of unexpected ground conditions being encountered during construction and that the developer is made aware that the responsibility for the safe development of the site lies with them.

David Harrold MCIEH

Senior Environmental Health Officer
Babergh and Mid Suffolk Council