



Title: Site Location Plan

Reference: 3349/15

Site: The Cross Keys Inn, Main Road, Henley, IP6 0QP



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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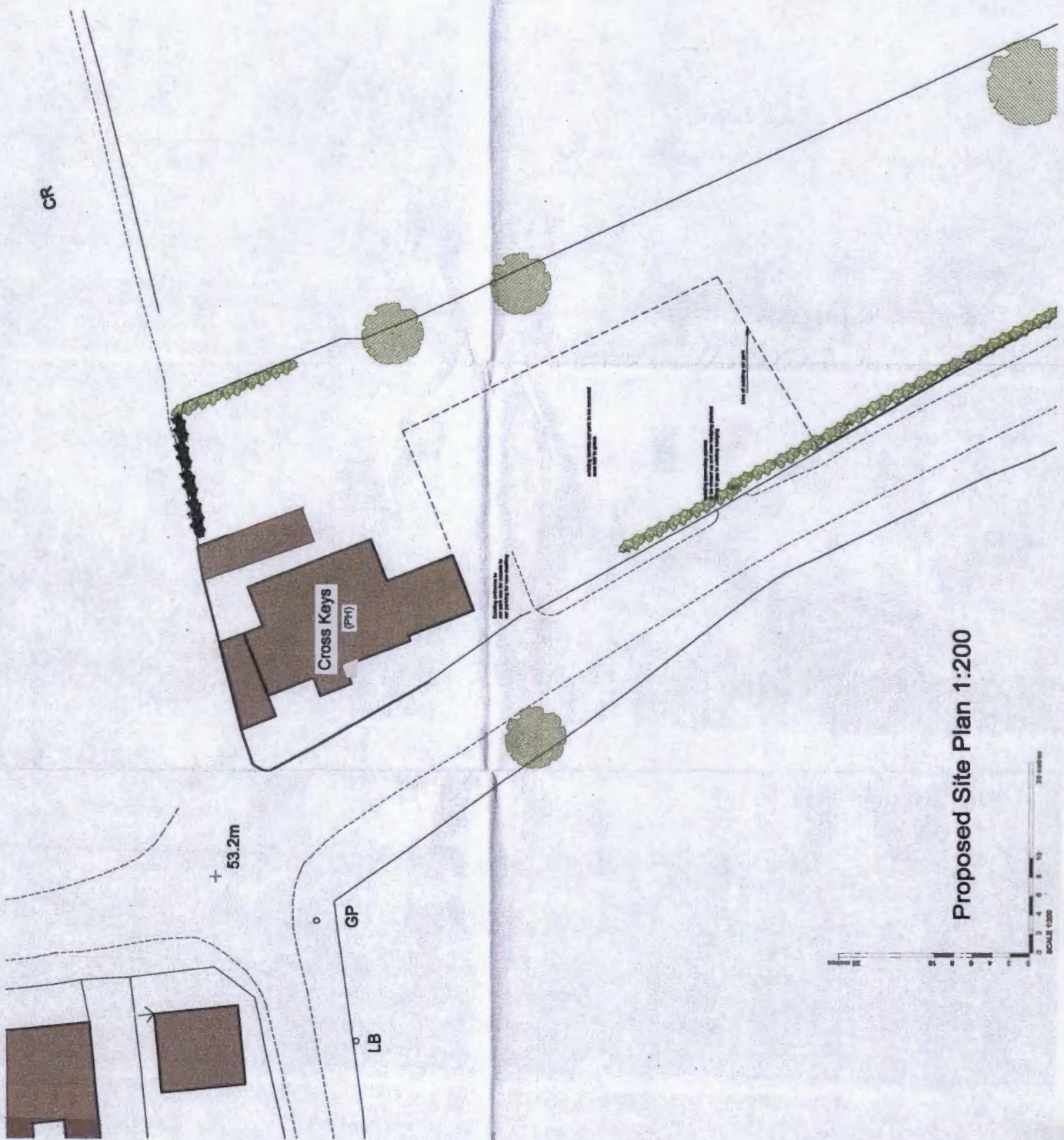
CONSTRUCTION (PROPOSED) REGULATIONS 2007
 Part 10: Planning
 Section 10(1) - Planning permission is required for the carrying out of any of the operations mentioned in sub-section (1) of section 10(1) of the Act.

Planning Control Received
 -9 OCT 2015
 Approved by: [Signature]
 Date: 09/10/15



peter wells architects
 01246 822221 01246 741111
 peterwellsarchitects.co.uk

Client	Cross Keys
Site	Main Road, Hoveley, Ipswich
Project	Proposed Site Plan & Location Plan
Drawn	1:1250 @ A1
Scale	1:1250
Date	09/10/15
Project No.	PW0913_01
Project Name	Planning Application



Proposed Site Plan 1:200

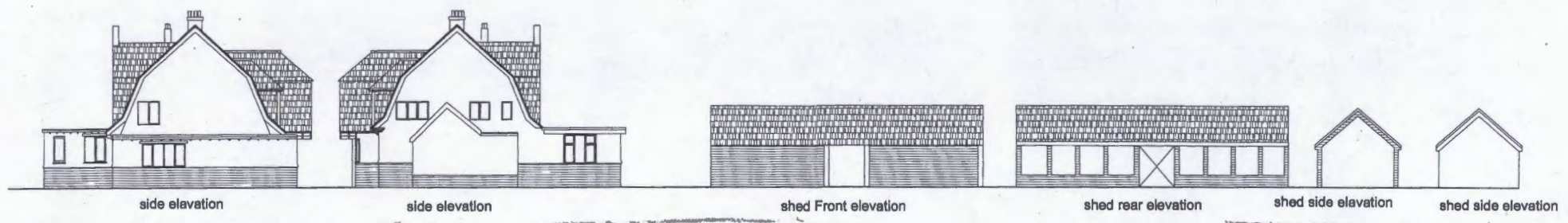
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
 Building Regulations Approved Document A: Structure
 1. It is your duty to ensure that the structure of the building is designed and constructed in accordance with the Building Regulations.

Planning Control
 Received
 - 9 OCT 2015
 Acknowledged
 Date
 By Mr. [Signature]



Front elevation

rear elevation



side elevation

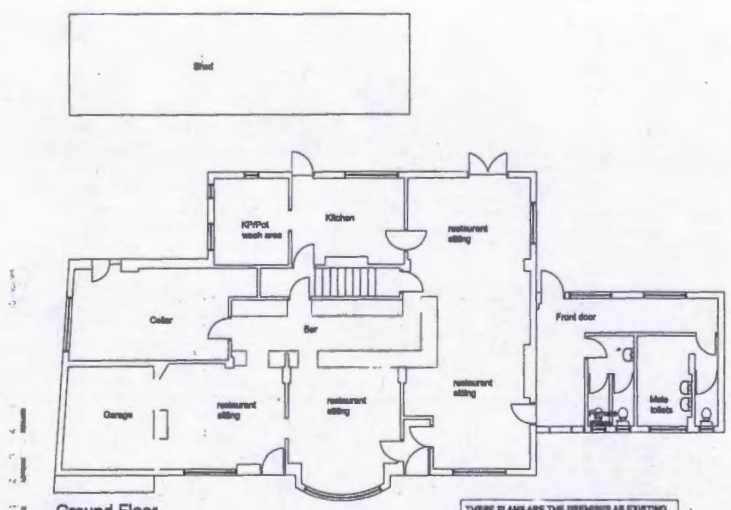
side elevation

shed front elevation

shed rear elevation

shed side elevation

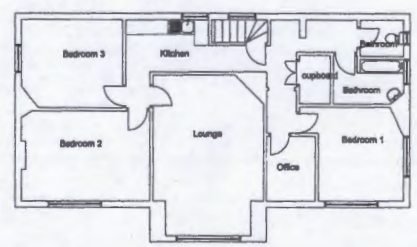
shed side elevation



Ground Floor

SCALE 1:10

THESE PLANS ARE THE PREMISES AS EXISTING.
 THERE ARE NO PROPOSALS TO CARRY OUT ANY
 EXTERNAL ALTERATION WORKS AS PART OF THE
 CONVERSION TO RESIDENTIAL.



First Floor

Site 1	Site 2
Site 3	Site 4
Site 5	Site 6
Site 7	Site 8
Site 9	Site 10
Site 11	Site 12
Site 13	Site 14
Site 15	Site 16
Site 17	Site 18
Site 19	Site 20
Site 21	Site 22
Site 23	Site 24
Site 25	Site 26
Site 27	Site 28
Site 29	Site 30
Site 31	Site 32
Site 33	Site 34
Site 35	Site 36
Site 37	Site 38
Site 39	Site 40
Site 41	Site 42
Site 43	Site 44
Site 45	Site 46
Site 47	Site 48
Site 49	Site 50
Site 51	Site 52
Site 53	Site 54
Site 55	Site 56
Site 57	Site 58
Site 59	Site 60
Site 61	Site 62
Site 63	Site 64
Site 65	Site 66
Site 67	Site 68
Site 69	Site 70
Site 71	Site 72
Site 73	Site 74
Site 75	Site 76
Site 77	Site 78
Site 79	Site 80
Site 81	Site 82
Site 83	Site 84
Site 85	Site 86
Site 87	Site 88
Site 89	Site 90
Site 91	Site 92
Site 93	Site 94
Site 95	Site 96
Site 97	Site 98
Site 99	Site 100

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 peter.wells@peterwellsarchitect.com

Cross Keys, Hensley, Ipswich
Ferrwick Ltd
 Existing Elevations and Plans
 1:100 @ A1
 Dec 2015
 PW013_03
 Planning Application

This drawing was prepared for the client, Project A. It is issued here and for the purposes set out in the Project Particulars. Peter Wells Architect accepts no responsibility whatsoever for the drawing being used for any other purpose or in any other context. It is issued as a service to the client and is not intended to be used in any other way. It is issued as a service to the client and is not intended to be used in any other way. It is issued as a service to the client and is not intended to be used in any other way.

26.

Consultee Comments for application 3349/15

Application Summary

Application Number: 3349/15

Address: The Cross Keys Inn, Main Road, Henley, IP6 0QP

Proposal: Change of use of existing public house to residential dwelling including removal of part of existing car park, revised application following refusal of application 1799/15

Case Officer: Mark Pickrell

Consultee Details

Name: Mr Rod Caird

Address: 26 Church Lane, Henley, Ipswich IP6 0RQ

Email: rodcaird@yahoo.co.uk

On Behalf Of: Henley Parish Clerk

Comments

This planning application was considered at a meeting of Henley Parish Council on October 27, 2015.

The Parish Council decided unanimously to oppose the application on the following grounds:

The Parish Council does not accept the argument that the Cross Keys pub business was failing and required closure; does not believe that the terms on which the pub is being offered for sale (an asking price of £295,000 plus 50% of any uplift in value over 20 years if change of use is allowed) are fair or reasonable; is aware of very considerable support in the Henley area for the continuing existence of the Cross Keys as a pub.

Your Ref: MS/3349/15
 Our Ref: 570\CON\3177\15
 Date:
 Highways Enquiries to: kyle.porter@suffolk.gov.uk



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

Email: planningadmin@midsuffolk.gov.uk

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

For the Attention of: Mark Pickrell

TOWN AND COUNTRY PLANNING ACT 1990 - CONSULTATION RETURN MS/3349/15

PROPOSAL: Change of use of existing public house to residential dwelling including removal of part of existing car park, revised application following refusal of application 1799/15

LOCATION: The Cross Keys Inn, Main Road, Henley

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

1 V 6

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) no means of frontage enclosure shall exceed 0.6 metres in height above the level of the carriageway of the adjacent highway.

Reason: In the interests of highway safety in order to maintain intervisibility between highway users.

2 NOTE 02

Note 2: It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

The County Council's Central Area Manager must be contacted on Telephone: 01473 341414. Further information go to: www.suffolk.gov.uk/environment-and-transport/highways/dropped-kerbs-vehicular-accesses/

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

Yours sincerely,

Mr Kyle Porter
Development Management Technician
 Strategic Development – Resource Management



Consultation Response Pro forma

1	Application Number	3349/15 Cross Keys Inn, Henley	
2	Date of Response	21.10.15	
3	Responding Officer	Name:	Paul Harrison
		Job Title:	Enabling 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.	<ol style="list-style-type: none"> 1. The Heritage Team considers that the proposal would cause <ul style="list-style-type: none"> • no harm to any heritage asset because the building's modest contribution to the character of the area is not affected by the alterations proposed. 2. The Heritage Team recommends approval. 	
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>I see no reason to vary from my comment on previous applications:</p> <p>From old OS maps it appears that the existing building was erected between 1904 and 1926, possibly as a purpose-built roadside inn. Its architectural character relates it to roadside inns which were built in the inter-war period in rural areas to cater for newly mobile urban populations. As such the building, although not meeting the strict criteria for listing, makes a modest contribution to the character of its rural surroundings.</p> <p>The change of use will have negligible impact on the building's historic interest. Alterations proposed have no material impact on the building's external character.</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		

Please note that this form can be submitted electronically on the Councils website. Comments submitted on the website will not be acknowledged but you can check whether they have been received by reviewing comments on the website under the application reference number. Please note that the completed form will be posted on the Councils website and available to view by the public.



EAST OF ENGLAND OFFICE

Mr Mark Pickrell
Mid Suffolk District Council
131 High Street
Needham Market
Suffolk
IP6 8DL

Direct Dial: 01223 582724

Our ref: P00481681

Dear Mr Pickrell

Arrangements for Handling Heritage Applications Direction 2015 & T&CP (Development Management Procedure) (England) Order 2015

THE CROSS KEYS INN, MAIN ROAD, HENLEY, IP6 0QP
Application No 3349/15

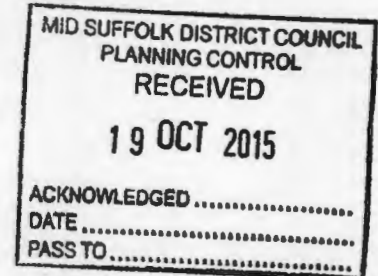
Thank you for your letter of 12 October 2015 notifying Historic England of the application for listed building consent/planning permission relating to the above site. On the basis of the information provided, **we do not consider that it is necessary for this application to be notified to Historic England** under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or if there are other reasons for seeking the advice of Historic England, we would be grateful if you could explain your request. Please do not hesitate to telephone me if you would like to discuss this application or the notification procedures in general.

We will retain the application for four weeks from the date of this letter. Thereafter we will dispose of the papers if we do not hear from you.

Yours sincerely

Janine Dykes
Assistant Inspector of Historic Buildings and Areas
E-mail: janine.dykes@HistoricEngland.org.uk



Enclosure: List of applications requiring consultation with and notification to Historic England



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk

