



## Consultation Response Pro forma

<b>1</b>	<b>Application Number</b>	DC/17/04483 DC/17/04484 Bell Hill Cottage, The Street, Rickinghall		
<b>2</b>	<b>Date of Response</b>	03/11/2017		
<b>3</b>	<b>Responding Officer</b>	Name:	Rebecca Styles	
		Job Title:	Heritage Officer	
		Responding on behalf of...	Heritage	
<b>4</b>	<b>Summary and Recommendation</b> (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.	<p>1. The Heritage Team considers that the documentation submitted in support of this application falls below the requirements of paragraph 128 of the NPPF, as no assessment of the impact of the proposed work on the listed building has been made. The Heritage team is not opposed to the change of use, however does have concerns regarding the necessity and justification of the proposed internal works through introduction of fire lining/suspended ceiling and the possible effect on the internal character of the Grade II listed Bell Hill Cottage.</p>		
<b>5</b>	<b>Discussion</b>  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>These applications seek planning permission and listed building consent for the change of use of the Grade II listed Bell Hill Cottage from A1 to A5, erection of a metal flue and internal fire lining.</p> <p>Bell Hill Cottage is located in the Rickinghall and Botesdale Conservation Area, and is a C16th GII listed timber framed building with plain tile roof with later alterations. The building is located on the main drag through Rickinghall, and positively contributes to the character of the area.</p> <p>The Heritage team does not oppose the proposed change of use of the building from A1 to A5, however does have concerns regarding the internal work proposed. For example, it is proposed to fire line the party wall shared with the proposed front of house/waiting area, install a suspended ceiling, and fire line first floor party wall.</p> <p>The Heritage Statement submitted with this application is particularly brief, and does not include justification or mitigation for the proposed works, despite stating that the proposed works <u>will</u> affect the historic fabric or the character of the building. The Heritage Statement also fails to assess the significance of the listed building, and falls below the requirements of paragraph 128 of the NPPF. For example, whilst the building is timber framed, it is unclear whether the frame is expressed internally, whether the frame is lath and plastered, or if modern</p>		

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.

		<p>plasterboard has been installed on the walls or ceilings. This information should have been included in the Heritage Statement, and depending how the rooms are internally finished, the level of harm which the fire lining may cause to the character of the building may differ. This should be clarified.</p> <p>The Heritage team does not oppose the introduction of the flue in the roof slope of the east elevation. The proposed flue would be installed in a later, though still historic, addition to the listed building, however would avoid projecting far above the ridge and is of a modest scale so should avoid a too conspicuous appearance. The building features a large central chimney, whilst the western elevation of the building features an external stack. Whilst the flue would read as a modern introduction, it is not considered that the flue would harm the character of Bell Hill Cottage, or the significance of the Conservation Area.</p> <p>The Heritage team is currently unable to support this application and recommends further information is submitted regarding the internal finish of the building.</p>
6	<b>Amendments, Clarification or Additional Information Required (if holding objection)</b>  If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate	<ul style="list-style-type: none"> <li>- Justification regarding proposed internal lining and further assessment of existing internal finishes and of impact on internal character of space to be submitted.</li> </ul>
7	<b>Recommended conditions</b>	Notwithstanding the above comments: <ul style="list-style-type: none"> <li>- Flue to be painted black</li> </ul> Recommended note: <ul style="list-style-type: none"> <li>- Listed building consent would be required for any alterations to signage, and should be sought prior to the display of any new advertisement(s).</li> </ul>

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**From:**David Harrold  
**Sent:**14 Sep 2017 11:31:56 +0100  
**To:**BMSDC Planning Mailbox  
**Cc:**Rebecca Biggs  
**Subject:**Plan ref DC/17/04484 Bell Hill Cottage, The Street Rickinghall Inferior. EH - Contaminated Land

Thank you for consulting me on the above application for listed building consent for internal/external extraction equipment and sound proofing.

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

**From:**David Harrold  
**Sent:**26 Sep 2017 10:35:23 +0100  
**To:**BMSDC Planning Mailbox  
**Cc:**Rebecca Biggs  
**Subject:**Plan ref DC/17/04484 Bell Hill Cottage, The Street, Rickinghall Inferior. EH - Noise/Dust/Smoke/Light

Thank you for consulting me on the above application for listed building consent.

I do not have any objections to granting that consent providing:

1. Additional sound proofing below the existing shop ceiling and party walls (ground and first floor) are provided with neighbouring residential premise, as per drawing No. 4 by Roberts Malloy Associates
2. Grease and carbon filters are installed together with noise attenuators to the internal ducting of the ventilation flue as per the details submitted in the Planning Statement by Roberts Malloy Associates dated June 2017.

I trust this is advice is of assistance.

David Harrold MCIEH

Senior Environmental Health Officer

Babergh and Mid Suffolk Council

# **Consultee Comments for Planning Application DC/17/04484**

## **Application Summary**

Application Number: DC/17/04484

Address: The Newsagent Bell Hill Cottage The Street Rickinghall Inferior IP22 1BN

Proposal: Listed Building Application - Insertion of internal extraction equipment with external flue, internal sound proofing and fire-proofing partitions and new internal door.

Case Officer: Rebecca Biggs

## **Consultee Details**

Name: Mrs Leeann Jackson-Eve

Address: Wayside, Cherry Tree Lane, Botesdale Diss, Suffolk IP22 1DL

Email: rickinghall\_pc@btopenworld.com

On Behalf Of: Rickinghall Superior And Inferior Parish Clerk

## **Comments**

The statement provided with the Listed building application is very minimal and it is felt that the impact on the fabric of the building, the fire risk and the extraction system are given only superficial consideration. There is particular concern about the construction of a modern galvanised steel flue on the roof of the grade II Listed building. The part of the building in question is an extension to the later 17th century service wing of the original house built with in a similar style and materials. The roof of this wing is prominent in views of the listed building from the east along The Street where it forms a group with other historic buildings showing consistent use of traditional tiled roofs and brick chimneys. The proposed metal flue would contrast with this and so detract from the character of the building. As such it would harm the historic significance of the Listed building and Conservation Area in terms of the NPPF paragraph 132 and Rickinghall Parish Council therefore objects to the application.

**From:**Peter Bradfield  
**Sent:**22 Sep 2017 13:19:30 +0100  
**To:**BMSDC Planning Area Team Green;BMSDC Planning Area Team Yellow;BMSDC Planning Area Team Blue  
**Cc:**Kyle Porter  
**Subject:**SCC Highway Authority planning application combined responses

To Babergh Mid Suffolk Planning,

This is the Highway Authority (SCC) combined recommendation to the planning applications listed in the table below. (Please note that individual responses will not be provided to these applications)

**Notice is hereby given that the County Council as Highway Authority make the following comments:**

**The current proposal would not have any severe impact on the highway network in terms of vehicle volume or highway safety. Therefore, Suffolk County Council does not wish to restrict the grant of permission.**

DC/17/04038	Fairview, IP1 6TQ	Natalie Webb (green)
DC/17/04301	Zamora, CO10 2RN	Natalie Webb (green)
DC/17/04440	Dairy Farmhouse, IP21 5BZ	Fiona Fuller (yellow)
DC/17/04475	Rear of 1 Red House, IP6 8PN	Sarah Scott (blue)
DC/17/03785	Capitol Stud Farm, IP7 5PS	Andrew Thornton (blue)
DC/17/04473	Lady Lane Garage, IP7 6AF	Alex Scott (blue)
DC/17/04483	Newsagent, Bell Hill Cottage	Rebecca Biggs (yellow)
DC/17/04486	Langton Cottage, IP23 7HL	Katherine Hale (yellow)
DC/17/04484	Newsagent, Bell Hill Cottage	Rebecca Biggs (yellow)
DC/17/04560	Fernside, IP31 3BQ	Alex Peck (yellow)
DC/17/03642	Fernside, IP31 3BQ	Alex Scott (yellow)

DC/17/04482	Glebe Farm, IP8 3JD	Samantha Summers (green)
DC/17/04447	73 High St, IP14 6QS	Steven Burgess (blue)
DC/17/04539	Barret Lee BP Garage, CO10 2YH	Samantha Summers (green)
DC/17/03880	Shelly Rd, IP7 5QN	Melanie Corbishley (green)
DC/17/04507	Hargrave House, IP23 7JL	Natalie Webb (blue)
DC/17/03752	Spinney Cottage, CO10 0TB	Jonathan Pavey-Smith (green)
DC/17/03920	Church Farm, IP23 8AN	Sian Bunbury (yellow)
DC/17/04553	The Crossings, IP30 9NY	Alex Peck (yellow)

Regards,

Peter Bradfield

Development Management Technician

Suffolk County Council

Endeavour House | Russell Road | Ipswich | Suffolk | IP1 2BX

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Web: [www.suffolk.gov.uk](http://www.suffolk.gov.uk)

Office email: [Highways.developmentcontrol@suffolk.gov.uk](mailto:Highways.developmentcontrol@suffolk.gov.uk)

**Subject:** FW: DC/17/04484- Newsagent, Bell Hill Cottage

**From:** Peter Bradfield  
**Sent:** 14 November 2017 11:24  
**To:** Rebecca Biggs  
**Subject:** RE: DC/17/04484- Newsagent, Bell Hill Cottage

Dear Rebecca,

Further to your emails of 10 and 13 November.

I appreciate that this application has raised concerns with the local community. I have had a series of emails and telephone calls from a Mr Day criticising the Highway Authority response. I have reviewed application DC/17/04483 with the Senior Development Management Engineer for this area, Sam Harvey, and we remain of the view that this development will not have a severe cumulative impact on the highway and therefore maintain the Highway Authority No comment response.

We consider that it would not be appropriate at this location to introduce parking and/or loading restrictions such as double yellow lines. The footway at this location is not wide enough to install bollards without compromising the free flow of pedestrian movement. A narrowing of the available footway would be especially detrimental to wheelchair and mobility scooter users.

Our view is that overall vehicle movement numbers are likely to be broadly similar pre and post this development but the Planning Committee may wish to ask for a pre and post traffic survey to assess this. It is acknowledged that the pattern of use of this premise may extend later with the proposed use, when compared to its current use, but many newsagents do trade into the evening hours so the development is unlikely to have a severe cumulative impact on highway safety.

This area benefits from the provision of on-street parking which is not a resident only parking zone.

I hope this information will be of assistance.

Regards,

Peter Bradfield

Development Management Technician

Suffolk County Council

Endeavour House | Russell Road | Ipswich | Suffolk | IP1 2BX

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