

Rebecca Biggs

From: David Harrold
Sent: 08 January 2018 11:18
To: Rebecca Biggs
Subject: RE: DC/17/04483 and DC/17/04484

Hi Rebecca,

Re points 20 – 25 of the letter, it is correct that to aid dispersion of residual odour (after filtration) it is recommended that this is at or above ridge height but this is not critical or the only factor I have taken into account. As the predominant wind direction will take residual odour away from Bell Hill House and there are no windows in the roof (as far as I am aware) this should be satisfactory providing the usual grease and carbon filters are incorporated into the design. There is no definitive methodology to calculate this type of flue height for kitchen ventilation, only unofficial guidance/good practice.

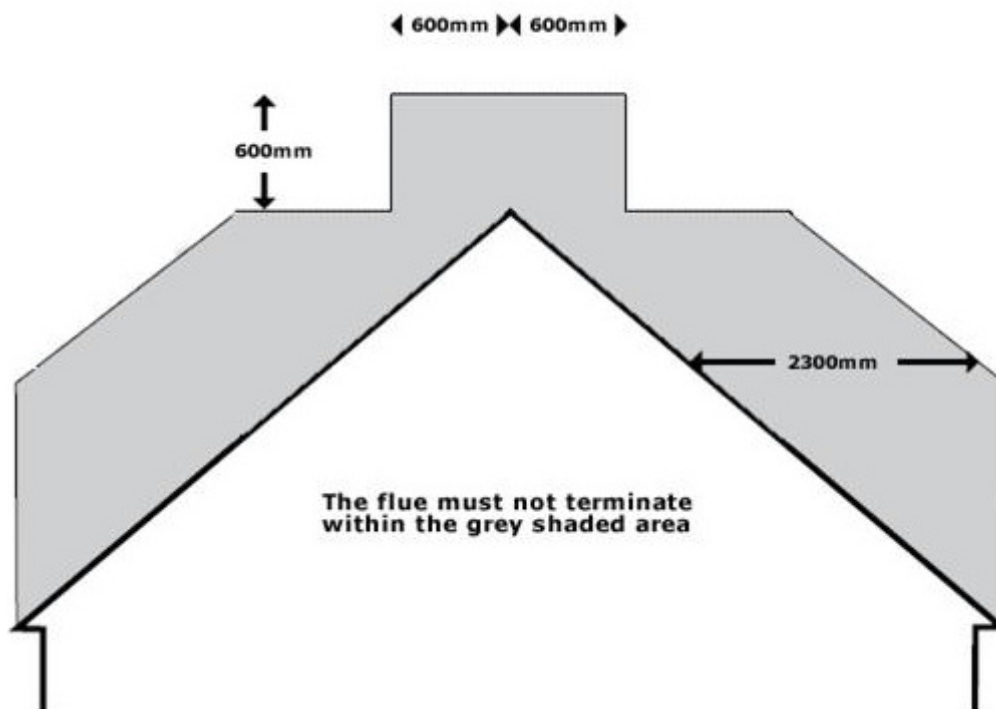
I've attached a diagram below which shows the relationship of ridge height for chimneys and flues in the Building Regulations. The further away from the ridge you go the lower the discharge height can be.

As per my response, I do not object providing filtration and silencing equipment is installed. This could be made a condition on any approval given.

The second matter is more difficult, in the absence of any information from a competent person I would not be able to advise on the adequacy of sound insulation between the premises other than old and timber frame building can be very poor due to the historic methods of construction and materials used. Perhaps we could discuss this. I intend to be in Endeavour House from tomorrow onwards. Feel free to look at my electronic diary and put in an appointment – no need to book meeting room, use break out area.

David

Diagram 2 Flue or Chimney Outlet Highlighting Unsafe Shaded Area



The height of the chimney or flue will be determined by the pitch of the roof. Table 2 offers an indication of the different flue and chimney stack heights necessary to give the mandatory required roof clearances when the flue or chimney exit point is beyond 600mm of the ridge.

From: Rebecca Biggs
Sent: 03 January 2018 17:11
To: David Harrold
Subject: DC/17/04483 and DC/17/04484

Dear David,

You kindly responded to the consultation to the above applications relating to the change of use of the shop and part of the existing residential unit to a hot food takeaway. I would be grateful for your further guidance following further information from neighbours. Please see the attached email which has a letter from the neighbours solicitor regarding the applications DC/17/04483 (Full PP) and DC/17/04484 (LBC). The solicitor has raised concerns regarding the flue and impact on the attached property, Bell Hill House and whether Environmental Health have considered this impact in their response. The flue is approximately 0.4m above the ridge height of the roof slope it protrudes from and is lower than the ridge height of Bell Hill House. I would be really grateful if you could consider points 20-25 of the letter and let me know your thoughts by next Friday.

In addition, I have confirmed with building control that the change of use of a shop to hot food takeaway would not require approval in terms of building regulations. As such, a false ceiling for fire safety and sound proofing is not necessary from building regulations. The provision of the false ceiling would conceal the original ceiling and would involve screwing metal fixtures into the original joists. Given this impact on the heritage asset. I would welcome your thoughts on whether the false ceiling is necessary in terms of neighbour amenity and as such if this false ceiling could be removed from the proposal. I do not think there is an alternative method as this would involve the removal of historic fabric. However they could consider insulating the floorboards above but this would require the agreement of the neighbours who object to the development and would unlikely agree to the lifting of the

floorboards to facilitate the change of use. I would be happy to discuss this second matter with you rather than wait for a response by next Friday.

Many thanks

Rebecca Biggs

Principal Planning Officer
Babergh and Mid-Suffolk District Councils- WorkingTogether
Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Mobile: 07860827084
Email: rebecca.biggs@babberghmidsuffolk.gov.uk
www.babergh.gov.uk or www.midsuffolk.gov.uk

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Consultation Response Pro forma

1	Application Number	DC/17/04483 DC/17/04484 Bell Hill Cottage, The Street, Rickinghall	
2	Date of Response	03/11/2017	
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.	<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>	
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>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>	

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		<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	<p>Amendments, Clarification or Additional Information Required (if holding objection)</p> <p>If concerns are raised, can they be overcome with changes? Please ensure any requests are proportionate</p>	<ul style="list-style-type: none"> - Justification regarding proposed internal lining and further assessment of existing internal finishes and of impact on internal character of space to be submitted.
7	<p>Recommended conditions</p>	<p>Notwithstanding the above comments:</p> <ul style="list-style-type: none"> - Flue to be painted black <p>Recommended note:</p> <ul style="list-style-type: none"> - Listed building consent would be required for any alterations to signage, and should be sought prior to the display of any new advertisement(s).

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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



FAO: Planning Department,
Babergh & Mid Suffolk District Councils

Ref: DC/17/04484
Date: 20/12/2017

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

The Newsagent, Bell Hill Cottage, The Street, Rickinghall Inferior, IP22 1BN

The application is for insertion of internal extraction equipment with external flue, internal sound proofing and fire-proofing partitions and new internal door. Bell Hill cottage is a Grade II listed building (List Entry ID: 1064779).

The proposal includes the fireproofing/soundproofing of the front room of the building. It is understood an acoustic solution will obscure the original internal wall which includes exposed timbers. This will cause some harm to the aesthetic value of the building.

The soundproofing of the ceiling has potential to cause harm. Not enough information has been provided by the applicant pertaining to the date of the ceiling fabric or the manner in which the proposed suspended ceiling would be attached. As such I am unable assess the level of harm to the fabric.

The principal of the application and change of use is acceptable. I would however recommend investigations are undertaken to ascertain the age/significance of the ceiling fabric and also find if less intrusive acoustic/soundproofing solutions are available.

Yours Sincerely,

Tim Murphy
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.

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

Tel: 07712 425574 and 01473 260410 | Email: peter.bradfield@suffolk.gov.uk |

Web: www.suffolk.gov.uk

Office email: 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

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