

**OFFICER'S REPORT AND RECOMMENDATION**

**CASE OFFICER:** Nikita Mossman  
**CASE REFERENCE:** DC/22/02047

**The Openness of Local Government Bodies Regulations 2014**

The new national regulations on openness and transparency in local government require the recording of certain decisions taken by officers acting under powers delegated to them by a council. The written record should include the following: The decision taken and the date the decision was taken; the reason/s for the decision; any alternative options considered and rejected; and any other background documents. This report and recommendation constitutes the written record for the purposes of the regulations and when read as a whole is the reason for the decision.

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**PROPOSAL:** Application for Listed Building Consent - Erection of single storey extensions, construction of dormer windows, installation of soil vent pipe, internal and external alterations to Abbey House as detailed in the Design, Heritage and Access Statement. Repairs and alterations to Courtyard Walls and Coach House as detailed in the Design, Heritage and Access Statement.

**LOCATION:** Abbey House, School Road, Monk Soham, Woodbridge, Suffolk, IP13 7EN

**PARISH:** Monk Soham.

**WARD:** Hoxne & Worlingworth.

**APPLICANT:** Mr and Mrs Wilson

**SITE NOTICE DATE:** 25/04/2022

**PRESS DATE:** 27/04/2022

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**BACKGROUND DOCUMENTS**

This decision refers to drawing number Location Plan 2108.SD.100B received 19/04/2022 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:

Block Plan - Proposed 2108.PD.201C - Received 19/04/2022  
Floor Plan - Proposed 2108.PD.202C - Received 19/04/2022  
Floor Plan - Proposed 2108.PD.203C - Received 19/04/2022  
Floor Plan - Proposed 2108.PD.204C - Received 19/04/2022  
Elevations - Proposed 2108.PD.205C - Received 19/04/2022  
Elevations - Proposed 2108.PD.206C - Received 19/04/2022  
Elevations - Proposed 2108.PD.207C - Received 19/04/2022  
Elevations - Proposed 2108.PD.208C - Received 19/04/2022  
Elevations - Proposed 2108.PD.209C - Received 19/04/2022  
Elevations - Proposed 2108.PD.210C - Received 19/04/2022  
Elevations - Proposed 2108.PD.224A - Received 19/04/2022  
Elevations - Proposed 2108.PD.225A - Received 19/04/2022  
Elevations - Proposed 2108.PD.226A - Received 19/04/2022

South Courtyard Wall North Elevation 2108.PD.227 - Received 19/04/2022  
Proposed Ensuite and Dressing Room 2108.PD.228A - Received 19/04/2022  
Plans - Existing 2108.PD.229 - Received 19/04/2022  
Existing and Proposed Stair Turret 2108.PD.230 - Received 19/04/2022  
Proposed Extension and Lean-to Section A-A and Structural Layout 2108.PD.231A - Received 19/04/2022  
Typical Reinstated Dormer Sections and Elevations 2108.PD.232 - Received 19/04/2022  
Proposed Glazed Link Extension Section B-B 2108.PD.233 - Received 19/04/2022  
Typical Casement Window Details 2108.PD.234 - Received 19/04/2022  
Typical Internal Door Detail 2108.PD.235 - Received 19/04/2022  
Existing Plans and Elevations 2108.PD.236 - Received 19/04/2022  
Proposed Plans and Elevations 2108.PD.237 - Received 19/04/2022  
Defined Red Line Plan Location Plan 2108.SD.100B - Received 19/04/2022  
Floor Plan - Existing 2108.SD.102A - Received 19/04/2022  
Floor Plan - Existing 2108.SD.103A - Received 19/04/2022  
Floor Plan - Existing 2108.SD.104A - Received 19/04/2022  
Elevations - Existing 2108.SD.105 - Received 19/04/2022  
Elevations - Existing 2108.SD.106 - Received 19/04/2022  
Elevations - Existing 2108.SD.107 - Received 19/04/2022  
Elevations - Existing 2108.SD.108 - Received 19/04/2022  
Design, Heritage and Access Statement - Received 19/04/2022  
Ecological Survey/Report - Received 19/04/2022

The application, plans and documents submitted by the Applicant can be viewed online at [www.babergh.gov.uk](http://www.babergh.gov.uk) or [www.midsuffolk.gov.uk](http://www.midsuffolk.gov.uk).

## **SUMMARY OF CONSULTATIONS AND REPRESENTATIONS**

### **Heritage - Place Services Comments Received - 10/05/2022**

No harm identified

### **Monk Soham Parish Clerk Comments Received - 04/05/2022**

This application was considered by Monk Soham Parish Council at a meeting held on the 3rd May 2022 and was unanimously fully supported.

## **PLANNING POLICIES**

NPPF - National Planning Policy Framework  
NPPG-National Planning Policy Guidance  
GP01 - Design and layout of development  
H15 - Development to reflect local characteristics  
H16 - Protecting existing residential amenity  
H18 - Extensions to existing dwellings  
CS05 - Mid Suffolk's Environment  
FC01 - Presumption In Favour Of Sustainable Development  
FC01\_1 - Mid Suffolk Approach To Delivering Sustainable Development  
HB01 - Protection of historic buildings  
HB04 - Extensions to listed buildings

## **PLANNING HISTORY**

REF: DC/21/05324      Planning Application - Erection of greenhouse.      **DECISION:** GTD

<b>REF:</b> DC/22/00462	Householder Application - Erection of annexe to provide ancillary accommodation to Abbey House (following demolition of existing Nissen Hut / ancillary storage building), Erection of a garage/cart lodge and log store (following removal of chicken run/house, log store and associated fencing)	<b>DECISION:</b> GTD
<b>REF:</b> 0687/89	CONVERSION OF STABLE AND CART LODGE TO A DWELLING FOR USE OF APPLICANT'S FAMILY USING EXISTING VEHICULAR ACCESS AND NEW SEPTIC TANK DRAINAGE SYSTEM	<b>DECISION:</b> GTD

## **ASSESSMENT**

From an assessment of relevant planning policy and guidance, representations received, the planning designations and other material issues the main planning considerations considered relevant to this case are set out including the reason/s for the decision, any alternative options considered and rejected. Where a decision is taken under a specific express authorisation, the names of any Member of the Council or local government body who has declared a conflict of interest are recorded.

### **Principle of Development**

The National Planning Policy Framework (NPPF) provides that the NPPF "does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise".

The principle of the development is considered acceptable in accordance with the policies of the development plan. Planning considerations and other material considerations are detailed where relevant below.

The proposal is considered to be in accordance with the relevant policies contained within the Mid Suffolk Local Plan (as listed above). The design is considered acceptable as it reflects the character of the host dwelling and local area and would not cause any adverse harm to residential amenity.

### **Site and Surroundings**

The site is not within a settlement boundary nor a designated village and therefore is considered countryside.

### **Design and Layout**

The proposal includes the installation of soil vent pipe, internal and external alterations to Abbey House and repairs and alterations to Courtyard Walls and Coach House, all of which are deemed acceptable by the Local Planning Authority.

## Highway Safety (Parking, Access, Layout)

There are no impacts on highway safety significant to warrant refusal.

## Listed Building (Designated Asset) and historic considerations

The proposal includes works to a Listed Building and this consideration must form a significant consideration when looking at the application. The duty imposed by the Listed Buildings Act 1990 imposes a presumption against the grant of planning permission which causes harm to a heritage asset. The proposal is considered to result in no harm to the designated Heritage Asset by virtue of amended plans submitted that respond positively to the Heritage Teams comments and remove the harm identified initially. As such the proposal is considered acceptable in this regard.

Paragraph 202 of the NPPF suggests “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Due to the Grade II listed nature of the proposal, the authorities Heritage Team was consulted on the proposal. Their comments are detailed in full below:

*This application is for Listed Building Consent for the erection of single storey extensions, construction of dormer windows, installation of soil vent pipe, internal and external alterations to Abbey House as detailed in the Design, Heritage and Access Statement. Repairs and alterations to Courtyard Walls and Coach House as detailed in the Design, Heritage and Access Statement.*

*Abbey House is a Grade II Listed former rectory, built in 1846 to designs by the architect S.S. Teulon (List UID: 1352475). The building is distinctive, with decorative brickwork and white brick dressings. Currently the roof is covered with concrete pantiles and there are some inappropriate rooflights, which replaced the original dormer windows. A detailed Level 3 Historic Building Report has been submitted along with the Design, Access and Heritage Statement.*

*The main part of the extension proposed in the scheme would be a single-storey, predominantly glass structure, to the north-west of the main house and outside of the original walled yard but utilising the surviving wall structure. The design is contemporary and would allow the wall to remain perceivable, with its decorative brickwork exposed. A cantilevered projecting eaves to the extension is proposed along with aluminium sliding glazed screens and a zinc roof. The volume and appearance of the extension are appropriate, and I do not find that it would compete with or detract from the aesthetic value and appearance of the Listed building. The proposed materials are of a suitable quality and in general I have no objections to this aspect of the scheme. Further details of materials could be approved by planning condition.*

*Further single-storey extensions are proposed within the yard, partly replicating original structures that are known to have existed. The form and materials proposed in this area are generally more traditional, with brickwork to match existing and slate roofing. In addition, a new, small, glazed link is proposed. The scheme for this area is appropriate, although the proposed rooflights are considerably large and a slight reduction in the size of these would be required. In general, I have no objections, while details of materials, windows and rooflights can be approved by planning condition.*

*Alterations are proposed to the former service rooms and in general I do not find that the alterations would have a harmful impact on the legibility of the building's historic plan form or its significance, while the loss of fabric is minimal. Therefore, I have no objections to this aspect of the scheme.*

*Internally in the main part of the house, further alterations are proposed, including new floor finishes to bathrooms, retaining existing finished beneath. There are minor alterations to the plan form, with the reinstatement of a former wall, the sealing, butt retention of an existing door and the introduction of new openings. New plumbing and wiring is proposed and to facilitate this care should be taken to reuse existing*

voids, ducts and holes in historic fabric (timber floor joists, walls, etc), so as to minimise the physical impact of the new services. In principle I have no objection to the proposed works.

*The existing roof of the house is to be refurbished, with the concrete tiles replaced with clay peg tiles. In addition, it is proposed to remove the rooflights and reinstate dormer windows. The peg tiles to be used should be a handmade traditional form and can be approved by condition. In total six dormer windows are proposed, and these have been designed with the intention of replicating the original lost windows. It is not clear from the Heritage Statement and from the Historic Building Report how many dormer windows were in the original scheme and if the six proposed dormers represent an increase from the original designs.*

*However overall, the removal of the rooflights and their replacement with dormers is beneficial, as is the reinstatement of a clay tile roof and I have no objections. It is stated that some roof repairs may be required, and rafters may need replacing. Care should be taken to ensure only the essential minimum of historic roof structure fabric is replaced. Timbers that are entirely unfit for purpose can be removed, but should it be found that only a limited area or the end of a timber is degraded, new matching timber can be spliced in. The methodology for any necessary repairs can be approved by condition.*

The heritage officer concluded that they do not find that the scheme would have a detrimental impact on the significance of the Listed Building. The recommended conditions have been applied as suggested by the Authority's Heritage Officer.

## **Other Matters**

Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (Implemented 30<sup>th</sup> November 2017) provides that all "competent authorities" (public bodies) to "have regard to the Habitats Directive in the exercise of its functions." It has been considered that no criminal offence under the 2017 Regulations against any European Protected Species is likely to be committed. There are no recordings of protected species or their habitats within the site or likely to be affected in the immediate area. It is highly unlikely that any protected species would be found within this site and as such this proposal is not considered to be harmful in terms of biodiversity issues.

## **Town/Parish Council**

Monk Sonam Parish Council unanimously support this application.

## **CONCLUSION**

In conclusion, based on the policies discussed above and the details considered in the application, it is deemed by the LPA to be acceptable in this regard.

## **RECOMMENDATION**

*I have considered Human Rights Act 1998 issues raised in relation to this proposal including matters under Article 8 and the First Protocol. I consider that a proper decision in this case may interfere with human rights under Article 8 and/or the First Protocol. I have taken account of exceptions to Article 8 regarding National Security, Public Safety, Economic and wellbeing of the Country, preventing Crime and Disorder, protection of Health and Morals, protecting the Rights and Freedoms of others. I confirm that the decision taken is necessary, not discriminatory and proportionate in all the circumstances of the case.*

<b>RECOMMENDED DECISION:</b> Granted
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## **SUGGESTED CONDITIONS OR REASONS**

1. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: COMMENCEMENT TIME LIMIT

The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason - To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

2. APPROVED PLANS & DOCUMENTS FOR DESIGNATED ASSET

CONDITION: 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 consent.

REASON: For the avoidance of doubt and in the interests of proper planning of the development.

NOTES FOR CONDITON:

Any indication found on the approved plans to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

3. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: AGREEMENT OF MATERIALS

No development/works shall be commenced above slab level until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development and fully applied prior to the first use/occupation.

Reason - To secure an orderly and well designed finish sympathetic to the character of the existing building(s) and in the interests of visual amenity and the character and appearance of the area.

4. PRIOR TO COMMENCEMENT: FENESTRATION

Construction of any extension shall not be commenced until additional drawings that show details of all proposed new windows, doors, fascia and sills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason - In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF. (Note: The large scale drawings should be of appropriate scale to clearly show the detailing of the fenestration and you are advised to discuss these with the Local Planning Authority in advance.)

5. ACTION REQUIRED IN ACCORDANCE WITH A SPECIFIC TIMETABLE: ROOFLIGHTS

Prior to the installation of the roof lights, details shall be submitted to and approved, in writing, by the Local Planning Authority. The roof lights shall be of low profile conservation type with a central glazing bar. The roof light shall be installed in their entirety as approved.

Reason: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

6. ONGOING REQUIREMENT OF DEVELOPMENT: MASONRY AND ROOF STRUCTURE DETAILS

Details of any necessary repairs to masonry and the roof structure in addition to the approved plans, shall be submitted to and approved in writing by the local planning authority and the repairs shall then be carried in accordance with the approved details.

Reason: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

7. PRIOR TO COMMENCEMENT: A SAMPLE PANEL

Prior to the commencement of works, a sample panel of 1 square metre shall be re-pointed at ground floor level and approved in writing by the local planning authority. This sample shall indicate brick mortar mix, colour and pointing profile. The works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason: In the interests of the character, integrity and preservation of the building and in the interests of visual amenity and principles of good design in accordance with the NPPF.

## **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. While the applicant did not take advantage of the service, the Council provides a pre-application advice service prior to the submission of any 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.

Case Officer Signature: Nikita Mossman
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