

## ITEM 5

B/07/00545/FHA  
B/07/00547/FHA  
B/07/00548/LBC  
B/07/00565/FHA  
B/07/00571/FHA

### FULL LISTED BUILDING CONSENT

STANSTEAD – Stanstead Hall, The Hill, Stanstead

- Retention of underground water storage tank (B/07/00545/FHA)
- Retention of chimney to outbuilding (B/07/00547/FHA & B/07/00548/LBC)
- Retention of wall to surround car parking bay (B/07/00565/FHA)
- Retention of cartlodge, maintenance store & garden wall (B/07/00571/FHA)

Applicant: Mr Al Rashidi

Case Officer: Chris Tivey

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## SITE

1. Stanstead Hall is a Grade II Listed building located on the west side of The Hill in Stanstead. The listing description for the Hall (1978) describes the Hall as a “C16 – C17 red brick house” however the Hall is not as described in the listing, but rather an early C19 property situated to the south of where the earlier Hall once stood. The building has been much altered over the years, particularly in the 1970’s and the Council’s Conservation Officer considers that the Hall was erroneously listed in 1978 which doesn’t warrant its Grade II status.
2. Beyond the principal listed building to the west is located a range of outbuildings that form a courtyard group, including those as described above. Within this group is one substantial barn that is of two storey height with a midstray feature and lean to additions to the front elevation. The other outbuildings are smaller in scale and single storey.
3. Beyond the site to the north is St James Church, which is Grade II\* Listed. The nearest residential dwellings are those opposite the site to the east on The Hill within the built up area boundary. The site is located in the countryside and is within a Special Landscape Area.

## PROPOSAL

4. The applications seek full planning permission and listed building consent for a number of works that have already been carried out on the site.
5. A fibreglass underground rainwater collection tank has been installed between the house and the outbuildings, measuring 2.5m wide by 11m long, it provides storage for excess surface and storm water, to be pumped out for garden use as necessary. In addition it provides a source of water in the event of a fire. The tank holds approximately 50,000 litres.
6. A chimney has been erected to the north end of the roof to the north west corner of the complex of outbuildings. It is traditional in scale, similar in form to

others on adjacent buildings. The applicant considers that the use of an alternative form of construction, such as a flue would not be appropriate to the building and would appear out of character with the other stacks.

7. A 1.95m high red brick wall has been constructed to surround a parking area, attached and to the west of the northern garden boundary wall (permitted by B/05/02168/FHA), it encloses a space of approximately 75m<sup>2</sup>.
8. Finally an application has been made to retain a timber frame and clad cartlodge, maintenance store & garden wall, the applicant states that these were erected around 2001 and enclose the south west corner of the complex. The total width of the building is approximately 28.4m, with the depth ranging from 7.45m (where open fronted) to 15.9m in the location of the maintenance store/workshop including the structure which encloses the heating oil tanks for the property (permitted by B/00/00042/FUL). The cartlodge has a mono-pitch roof and measures 3.1m high at its frontage, 2.15m to its rear (west), the maintenance store continues at this height along the western elevation and rises up to 2.35m where it adjoins the cartlodge. The wall, also the subject of the application is 1.55m encloses the yard formed by these buildings.

## HISTORY

9. There is an extensive planning history for the site.
10. In 1988 outline planning permission was granted for the change of use of the group of outbuildings to form a warehouse, assembly area and offices, Class B1 for Allbrooks Ltd and the reserved matters pursuant to this were approved in 1989.
11. B/00/00558/FHA & B/00/00559/LBC– Erection of a single storey extension to barn complex, Granted, 17.05.2000
12. B/00/00042/FUL – Retention of oil tank store and raised paved area with pergola, surrounding wall and ornamental pond, Granted 03.03.2000
13. B/01/00283/FUL – Construction of vehicular access to serve new farm track, Granted, 05.04.2001
14. B/01/00970/LBC – Application for Listed Building Consent – Alterations to existing office accommodation, Granted, 20.08.2001
15. B/02/01239/LBC & B/02/01240/FHA – Erection of single storey addition to existing barn, Granted, 12.09.2002
16. B/05/02168/FHA & B/05/02169/LBC – Erection of two storey north extension; erection of two storey west extension; incorporation of a basement (amended scheme to that approved under B/03/00663/FHA & and B/06/00664/LBC), Granted, 23.02.2006
17. B/06/01300/FUL - Erection of stable block for 10 horses and 3 no. accommodation units above, Withdrawn 27/09/2006
18. B/06/01301/FUL - Retention of conversion and alterations to existing outbuilding including link corridor extension to additional guest accommodation, Granted, 18/10/2006

19. B/06/01302/LBC - Application for Listed Building Consent - Retention of conversion and alterations to existing outbuilding including link corridor extension to additional guest accommodation, Granted, 18/10/2006
20. B/06/01303/FHA - Alterations and conversion of existing outbuilding to sauna and changing facilities including tunnel link between Hall and outbuilding, Refused 18/10/2006
21. B/06/01304/LBC - Application for Listed Building Consent - Alterations and conversion of existing outbuilding to sauna and changing facilities including tunnel link between Hall and outbuilding, Refused, 18/10/2006
22. B/06/01545/FHA - Erection of garden wall and fence. Construction of new vehicular access, as amended by agent's letter and plan 8275/W/01C dated 24/10/2006, Refused, 12/12/2006
23. B/06/01546/LBC - Application for Listed Building Consent - Erection of garden wall, Refused, 12/12/2006
24. B/06/01825/FHA - Erection of extension to main barn and tunnel link to main Hall, Refused, 13/12/2006
25. B/06/01826/LBC - Application for Listed Building Consent - Erection of extension to main barn and tunnel link to main Hall, Refused, 13/12/2006
26. B/06/01827/FUL - Extension to front elevation of south barn to form additional ancillary lounge accommodation, Refused, 13/12/2006
27. B/06/01828/LBC - Application for Listed Building Consent - Extension to front elevation of south barn to form additional ancillary lounge accommodation, Refused, 13/12/2006
28. B/06/01829/FHA - Alterations and conversion of existing outbuilding to sauna and changing facilities, Refused, 13/12/2006
29. B/06/01830/LBC - Application for Listed Building Consent - Alterations and conversion of existing outbuilding to sauna and changing facilities, Refused, 13/12/2006
30. B/06/01896/FUL - Erection of outbuilding for use as a plant room, Refused, 08/01/2007
31. B/06/01897/LBC - Application for Listed Building Consent - Erection of outbuilding for use as a plant room, Refused, 08/01/2007
32. B/07/00064/LBC - Application for Listed Building Consent – Removal of 2 no. rooflights on north elevation of roofslope; blocking up of 1 no. double door and insertion of 2 no. windows on north elevation, Granted 09/03/2007
33. B/07/00074/FHA - Removal of 2 no. rooflights on north elevation of roofslope; blocking up of 1 no. double door and insertion of 2 no. windows on north elevation, Approved 09/03/2007

34. B/07/00075/FHA – Erection of an underground link tunnel between the new basement of the main dwellinghouse and the barns, Refused 08/03/2007
35. B/07/00076/LBC – Application for Listed Building Consent - Erection of an underground link tunnel between the new basement of the main dwellinghouse and the barns, Refused 08/03/2007

## POLICY

36. **PPG15 (Planning and the Historic Environment)** - (PPG15) was issued in September 1994 and remains the main document for Government advice and guidance to Local Planning Authorities on the operation of the planning system in relation to the historic environment.

### **Suffolk Structure Plan 2001**

- ENV1 (Conservation of the built environment)
- ENV3 (Design Standards)
- ENV12 (Water Conservation)
- T9 (Parking)

### **Babergh Local Plan, Alteration No.2 (2006).**

- CR01 (Landscape quality)
- CR04 (Special landscape areas)
- CR19 (Buildings in the countryside – residential)
- CN01 (Design standards)
- CN05 (Listed buildings)
- CN06 (Listed buildings)
- TP12 (Car parking)
- EN13 (Water Conservation)

*\*please note that details or extracts of policies are no longer included in reports - see page 4 of these papers.*

## OBSERVATIONS

37. PC – No objection to this proposals
38. Neighbours – A letter has been received from the occupiers of Pond Cottage, The Green Stanstead who ask what the maximum time is that can elapse between the completion of works requiring permission/consent and the submission of applications. They also ask, considering the number of applications submitted whether these are initiated by the owner himself, or as a result of regular inspections by the Local Planning Authority.

## ASSESSMENT

39. The main issue for consideration in the determination of these applications is:
- The impact of the proposals on the setting of both Stanstead Hall and the Church.

### **The impact of the proposal on the Listed Building**

40. The Council is required to protect the setting of Listed Buildings and PPG15 advises that the setting of Listed Buildings can often be viewed over long distances. Policies CN05 and CN06 of the Local Plan reinforce this and in particular policy CN06 states that proposals for the alteration, extension or change of use of buildings of historic interest (including curtilage structures) should be of an appropriate form and design and respect the historic fabric of the building.
41. There are a number of retrospective elements to be considered, each of which will have an impact to some degree upon the setting of the listed building. As touched upon within the site description above the age of Stanstead Hall as set out in the listing is incorrect. and the Conservation Officer considers that it should not have been listed in the first instance. The Council must determine the applications on the effect that they would have upon a listed building, not only upon Stanstead Hall, but also Stanstead Church which is Grade II\* listed.
42. Whilst the carrying out works to any building, whether listed or unlisted, without the relevant planning permission or listed building consents cannot be condoned, the proposals must be assessed on their own merits. It is of course a criminal offence to carry out works to a listed building without consent and therefore it is appropriate to take enforcement action when it is in the public interest and expedient to do so. Officers are of the view that provided that works are carried out within the existing built confines of the Stanstead Hall site that the setting of the Church would be protected which is considered to be the most important factor in determining the proposals
43. The water storage tank would not have a detrimental effect upon the setting of any listed building; being underground, the only aspects visible would be a manhole cover on the surface. The development plan encourages water efficiency measures to be implemented within developments and the harvesting of rainwater would fulfil this objective.
44. The chimney to the outbuilding appears as a minor incidence to the roof of its respective building; it is the sort of feature that one may expect to see on a traditional outbuilding and therefore is considered acceptable.
45. The wall that has been erected to surround what is a car parking bay, forms an extension to the northern boundary wall. When viewed in totality, this addition is not considered material, being finished in matching brickwork and bond.
46. The applicant states that the cartlodge, maintenance store & garden wall were erected approximately 6 years ago; if they had adequate documentation they would be able therefore to apply for a Certificate of Lawfulness. However as an application for planning permission has been made, they must be assessed on their own merits. The design and appearance of the cartlodge and the maintenance store are of a simple design, clad in weatherboard they are

appropriate to the rural scene. Combined with the garden wall they provide a sense of enclosure that forms a definite edge to the south west and western boundaries of the Stanstead Hall complex. No further development should be allowed outside of these defined limits.

47. The proposals would not be harmful to the the setting of Stanstead Hall or Stanstead Church and is considered to be in accordance with policies CN05 and CN06 of the Babergh Local Plan and PPG15.

#### REASON FOR APPROVAL

48. Planning Permission and listed building consent are granted because the proposals do not give rise to harm to the setting of a listed building or to the character of the countryside, pursuant to Policies ENV1 and ENV2 of the Suffolk Structure Plan 2001 and Policies CR01, CR19, CN01, CN05 and CN06 of the Babergh Local Plan (Alteration No. 2) and PPG15.

#### RECOMMENDATIONS

- Grant Planning Permission (B/07/00545/FHA, B/07/00547/FHA, B/07/00565/FHA and B/07/00571/FHA only) and grant Listed Building Consent (B/07/00548/LBC only)

#### DECISION

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