A prime town centre development opportunity with planning permission for the construction of four houses on a site extending to approximately 0.25 acres in all.

Planning permission has been granted for the construction of three new houses and the conversion of the former stables within the grounds of The White Horse, on a site extending to approximately 0.25 acres in all.
Location
This prime residential development opportunity is located within Well Close Square, in the centre of the ever popular market town of Framlingham. The town is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, Barclays Bank and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham’s Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away. In recent years Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent medieval castle, which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in nearby locations such as Creetingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London’s Liverpool Street Station, scheduled to take just over the hour. There is also a railway station at Campsea Ashe, 7 miles to the south, with regular connecting services to Ipswich.

Description
The site forms part of The White Horse, which occupies a prime location in the centre of the town. Planning permission was granted by Suffolk Coastal District Council on 8th September 2016 for the change of use and conversion of The White Horse and outbuildings to provide two dwellings, plus the construction of three new houses. The planning permission reference is DC/16/2115/FUL, a copy of which is included within these particulars.

The vendors plan to retain The White Horse and develop this themselves. Beside The White Horse is Plot 1, The Former Stable, beyond which will be the two impressive new build townhouses (Plots 2 and 3). These will be arranged over three floors with a double garage on the lower ground floor, with a kitchen/dining room, living room and decked area on the upper ground floor. On the first floor will be four bedrooms and a bathroom. Both properties will benefit from good size south facing gardens to the rear.

To the front of the site will be Plot 4, the Former Smithy. Despite the name, this will also be ‘new build’ and comprise a kitchen, bathroom and bedroom on the ground floor together with a large open plan living room on the first floor. Outside there will be a garden and parking area to the rear.

Extracts of the consented site plans are included within these particulars by kind permission of the architects, Hollins.

Schedule of Floor Areas

<table>
<thead>
<tr>
<th>Plot/Property</th>
<th>Approximate Floor Area</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Square Feet</td>
<td>Square Metres</td>
</tr>
<tr>
<td>The Former Stable (Plot 1)</td>
<td>796</td>
<td>74</td>
</tr>
<tr>
<td>Plot 2</td>
<td>2,131</td>
<td>198</td>
</tr>
<tr>
<td>Plot 3</td>
<td>2,131</td>
<td>198</td>
</tr>
<tr>
<td>The Former Smithy (Plot 4)</td>
<td>635</td>
<td>59</td>
</tr>
<tr>
<td>Total</td>
<td>5,693</td>
<td>529</td>
</tr>
</tbody>
</table>
Community Infrastructure Levy
A Community Infrastructure Levy (CIL) will be payable totalling approximately £55,000. The exact CIL figure is still to confirmed, but further information on CIL can be found at http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/suffolk-coastal-community-infrastructure-levy-rates/

Planning Conditions
The vendor is intending to retain The White Horse and re-develop this themselves in conjunction with the construction of this development. The discharging of the planning conditions can therefore be dealt with as a whole, with the costs shared between the parties.

Services
We understand that all mains services are currently available on site, although prospective purchasers should make their own enquiries of the relevant utility providers and satisfy themselves in this regard.

Retained Rights
The vendors will reserve a right of way over the proposed access road being sold, together with rights to connect into the services on site.

Viewing
The site can be viewed at any time with sales particulars in hand, but we request that any interested party informs the selling agent of their intention to view before visiting the site.

Local Authority
Suffolk Coastal District Council; Melton Hill, Woodbridge, Suffolk IP12 1AU; Tel: 01394 383789

NOTE
1. Drawings reproduced by kind permission of Hollins Architects & Surveyors, 4A Market Hill, Framlingham, Suffolk IP13 9BA; Tel: 01728 723959

2. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only.

January 2017
Plot 2 — Proposed Elevations & Floorplans
Plot 3 — Proposed Elevations & Floorplans
Plot 4 — The Former Smithy — Proposed Elevations & Floorplans
Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Directions
From the Agent’s office proceed north out of Well Close Square, along College Road, and the site will be found immediately on the left hand side.
Agent
Hollins Architects Surveyors and Planning Consultants
Hollins Architects & Surveyors
4A Market Hill
Framlingham
Woodbridge
Suffolk
IP13 9BA

Applicant
Ranmere Ltd
C/o Hollins

Parish
Framlingham

Date Valid
23rd May 2016

Proposal:
Change of use and conversion of Public House and outbuildings to provide 2 dwellings plus the erection of 3 new dwellings.

Site:
The White Horse, 27 Well Close Square, Framlingham

PERMISSION IS HEREBY GRANTED by SUFFOLK COASTAL DISTRICT COUNCIL as Local Planning Authority for the purposes of the TOWN AND COUNTRY PLANNING ACT 1990, for development in complete accordance with the application shown above, the plan(s) and information contained in the application, and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

SP1 Sustainable Development (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP15 Landscape and Townscape (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
SP23 Framlingham (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM21 Design: Aesthetics (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM23 Residential Amenity (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM30 Key Facilities (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)

Conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with 15-207-203; 15-207-202A; 15-207-002; 15-207-204A; 15-207-200 received 23 May 2016 and 3rd June 2016, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. a) Prior to the commencement of any development on site, which in this case includes demolition, site clearance, removal of underground tanks and old structures, and any construction a Phase 1 contaminated land assessment report shall be submitted to the Local Authority for approval. The report should contain the following information-

   i) Historical information of how each part of the site has been used in the past;
   ii) The types of material which have been buried, stored or disposed of, or otherwise present at this site;
   iii) Initial risk assessment;

   And where necessary (as identified by the Phase 1 assessment report) a full site survey and remediation plan (Phase 2 contaminated land assessment report) shall be submitted in writing to the Local Planning Authority for approval. Including,

   iv) The results of a number of test bores/windows samples carried out at this site, indicating the presence of any contaminants; and
   v) Where required a plan of remediation for the safe removal of any contaminated land and its replacement with inert fill or, alternatively, a plan of how contaminated land is to be safely encapsulated or otherwise remediated.

   All the approved remediation measures shall be implemented in their entirety prior to the commencement of the construction of structures, the laying of services or of any infrastructure on site.

   b) The Local Planning Authority shall be notified in writing at least seven days prior to any removal, encapsulation or other remediation of any contaminants.

   c) Prior to the construction of the dwelling, the Local Planning Authority shall require a written validation (Phase 3 contaminated land assessment) that -

      i) All agreed remediation measures have been undertaken to render the site suitable for the use specified.
      ii) All contaminated materials on the site have been removed by an appropriate licensed contractor to a facility approved by the Environment Agency.
      iii) All imported material is suitable for its intended use.

   Reason; Insufficient information has been submitted to determine the likely level of contamination at the site having regard to the quantity and type of development as required by paragraph 109, 120 and 121 of the NPPF.

4. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.
5. Before the development is commenced details of a collection point for Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

6. Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

7. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

a) The programme and methodology of site investigation and recording
b) The programme for post investigation assessment
c) Provision to be made for analysis of the site investigation and recording
d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
e) Provision to be made for archive deposition of the analysis and records of the site investigation
f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
g) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: The site is potentially of archaeological and historical significance.

8. No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site is potentially of archaeological and historical significance.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof) C (other alterations to the roof of a dwellinghouse) D (porches) or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: To secure a properly planned development.
10. No development shall commence until precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 have been submitted to and approved in writing by the local planning authority. Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

11. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained. Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

12. No development to which this permission/consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority. Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.

13. Prior to the commencement of development full details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved and retained in perpetuity. Reason: In the interests of the visual amenities of the site and to protect the setting of the listed building.

14. Details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details. Reason: To ensure the satisfactory external appearance of the development.

15. Prior to the commencement of development the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as such and retained in perpetuity:

   (i) representative details for new and replacement windows including dormers and rooflights, external and internal doors window and door heads, eaves, chimneys and dormers,
   (ii) details of first floor link between rear annex and principal dwelling at the principal dwelling, The White Horse,
   (iii) details of drainage and ventilation to additional first floor bathroom to annex and new attic floor bathroom to the principal dwelling, The White Horse,
   (iv) construction specification of new internal partition and external infill walling,
   (v) flues
   (vi) rainwater goods.
   (vii) Details of making good to the existing structure where previous alterations are being reversed.

Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.
Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building: the application does not include the necessary details for consideration.

16. Prior to the commencement of development a schedule of repairs to the principal dwelling The White Horse shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason; In the interests of demonstrating the conservation benefit to the listed building in accordance with the requirements of the NPPF.

17. The Heritage Asset Assessment and as-existing survey drawings shall be submitted to the Suffolk County Council Historic Environment Record office and for deposition to be confirmed by letter or by e-mail to Suffolk Coastal District Council prior to the commencement of development.

Reason; In the interests of preserving the historic integrity of this heritage asset.

Infomtatives:

1. The applicant is advised in relation to Condition 5 that the plans show inadequately sized parking spaces. The parking spaces for the main pub dwelling, measured off DWG NO 15-207-200-A, are 2.4m x 5m. In order to physically provide access to both sides of a parked car, those parking spaces located at the end of a row, against a boundary fence or wall of a building will require an extra width of 300mm (total width of 3.1m).

2. The applicant is advised that in relation to Condition 5 a bin collection point should be provided at the entrance of the site, as there is insufficient space for a refuse vehicle to manoeuvre allowing it to enter and egress the site in a forward gear.

3. Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

4. 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 East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/
   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.

5. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of new properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. You should contact the Property Information Team (01394) 444261, which is responsible on behalf of the Council for the statutory street naming and numbering function.
6. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team

7. The applicant is advised in relation to condition 11 that the soft landscaping should provide particular provision of the front garden of plot 4 and retention of the hedgerow trees

8. The applicant is advised in relation to condition 15, the rainwater goods are expected to be powder coated aluminium, the rooflights shall be black painted metal conservation style only.

9. The applicant is advised in relation to condition 10 that the hard landscaping shall include the demarcation of plots and parking spaces

Philip Ridley BSc (Hons) MRTPI
Head of Planning & Coastal Management
Suffolk Coastal and Waveney District Councils

Date: 8th September 2016

PLEASE READ NOTES BELOW

Note
Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Note
1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant’s right to appeal is in accordance with the appropriate statutory provisions which follow:

Planning applications: Sections 78 and 79 Town & Country Planning Act 1990


2. Notice of appeal in the case of applications for advertisement consent must be served within two months of the date of this notice. Householder planning applications must be served within twelve weeks of the date of this notice. In all other cases, notice of appeal must be served within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Registry/Scanning Room, 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; or online at http://www.planningportal.gov.uk/planning/appeals/. The Planning Inspectorate website can be viewed at http://www.planning-inspectorate.gov.uk/.

3. The First Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have
been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

4. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development or works which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 116 of the Town and Country Planning Act 1990.
GRANTED LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 –
SECTION 8(2)(B) AND 8(2)(C), DOE/DNH PLANNING POLICY GUIDANCE NOTE 15,
PARAGRAPH 3.22 ANNEX B PARAGRAPH B4, DETR CIRCULAR 01/2001 AND DCMS
CIRCULAR 01/2001

DC/16/2116/LBC

Agent
Hollins Architects Surveyors and Planning Consultants
Hollins Architects & Surveyors
4A Market Hill
Framlingham
Woodbridge
Suffolk
IP13 9BA

Applicant
Ranmere Ltd
C/o Hollins

Parish
Framlingham

Date Valid
23rd May 2016

Proposal:
Listed Building Consent - Change of use and conversion of Public House and outbuildings to provide 2 dwellings plus the erection of 3 new dwellings

Site:
The White Horse, 27 Well Close Square, Framlingham

LISTED BUILDING CONSENT IS HEREBY GRANTED by SUFFOLK COASTAL DISTRICT COUNCIL pursuant to Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990 S.8(2)(b) and 8(2)(c), DoE/DNH Planning Policy Guidance Note 15, Paragraph 3.22 and Annex B Paragraph B4, DETR Circular 01/2001 and DCMS Circular 01/2001, for the works to the listed buildings in both cases described above in complete accordance with the plans and information contained in the application and subject to compliance with the following conditions as set out below. Your further attention is drawn to any informatives that may have been included.

In determining the application, the Council has given due weight to all material planning considerations including policies within the development plan as follows:

DM30 Key Facilities (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)
DM21 Design: Aesthetics (Suffolk Coastal District Local Plan Core Strategy and Development Management Policies adopted July 2013)

Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.
   Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).
2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with 15-207-203; 15-207-202A; 15-207-002; 15-207-204A; 15-207-200A; 15-207-004-A; 15-207-201A;; received 23 May 2016 and 3 June 2016; for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. a) Prior to the commencement of any development on site, which in this case includes demolition, site clearance, removal of underground tanks and old structures, and any construction a Phase 1 contaminated land assessment report shall be submitted to the Local Authority for approval. The report should contain the following information-

i) Historical information of how each part of the site has been used in the past;
ii) The types of material which have been buried, stored or disposed of, or otherwise present at this site;
iii) Initial risk assessment;

And where necessary (as identified by the Phase 1 assessment report) a full site survey and remediation plan (Phase 2 contaminated land assessment report) shall be submitted in writing to the Local Planning Authority for approval. Including,

iv) The results of a number of test bores/windows samples carried out at this site, indicating the presence of any contaminants; and
v) Where required a plan of remediation for the safe removal of any contaminated land and its replacement with inert fill or, alternatively, a plan of how contaminated land is to be safely encapsulated or otherwise remediated.

All the approved remediation measures shall be implemented in their entirety prior to the commencement of the construction of structures, the laying of services or of any infrastructure on site.

b) The Local Planning Authority shall be notified in writing at least seven days prior to any removal, encapsulation or other remediation of any contaminants.

c) Prior to the construction of the dwelling, the Local Planning Authority shall require a written validation (Phase 3 contaminated land assessment) that -

i) All agreed remediation measures have been undertaken to render the site suitable for the use specified.
ii) All contaminated materials on the site have been removed by an appropriate licensed contractor to a facility approved by the Environment Agency.
iii) All imported material is suitable for its intended use.

Reason; In-sufficient information has been submitted to determine the likely level of contamination at the site having regard to the quantity and type of development as required by paragraph 109, 120 and 121 of the NPPF.

4. No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved, laid out and completed in all respects in accordance with DM03; and with an entrance width of 4.5m. Thereafter the access shall be retained in the specified form.

Reason: In the interests of highway safety to ensure that the layout of the access is properly designed, constructed and provided before the development is commenced.
5. Before the development is commenced details of a collection point for Refuse/Recycling bins shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored on the highway causing obstruction and dangers for other users.

6. Before the development is commenced details of the areas to be provided for the manoeuvring and parking of vehicles including secure cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety before the development is brought into use and shall be retained thereafter and used for no other purpose.

Reason: To ensure the provision and long term maintenance of adequate on-site space for the parking and manoeuvring of vehicles, where on-street parking and manoeuvring would be detrimental to highway safety.

7. No development shall take place within the area indicated [the whole site] until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

a) The programme and methodology of site investigation and recording
b) The programme for post investigation assessment
c) Provision to be made for analysis of the site investigation and recording
d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
e) Provision to be made for archive deposition of the analysis and records of the site investigation
f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
g) The site investigation shall be completed prior to development, or in such other phased arrangement, as agreed and approved in writing by the Local Planning Authority.

Reason: The site is potentially of archaeological and historical significance

8. No building shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part 1 and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site is potentially of archaeological and historical significance.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) (with or without modification), no building or structure permitted by Classes A (extensions or alterations), B (changes to the roof) C (other alterations to the roof of a dwellinghouse) D (porches) or E (buildings or enclosures within the curtilage of the house) of Schedule 2 Part 1 of the Order shall be erected without the submission of a formal planning application and the granting of planning permission by the Local Planning Authority.

Reason: To secure a properly planned development.
10. No development shall commence until precise details of a scheme of landscape works (which term shall include tree and shrub planting, grass, earthworks driveway construction, parking areas patios, hard surfaces etc, and other operations as appropriate) at a scale not less than 1:200 have been submitted to and approved in writing by the local planning authority.
Reason: To ensure that there is a well laid out landscaping scheme in the interest of visual amenity.

11. The approved landscaping scheme shall be implemented not later than the first planting season following commencement of the development (or within such extended period as the local planning authority may allow) and shall thereafter be retained and maintained for a period of 5 years. Any plant material removed, dying or becoming seriously damaged or diseased within five years of planting shall be replaced within the first available planting season and shall be retained and maintained.
Reason: To ensure the submission and implementation of a well-laid out scheme of landscaping in the interest of visual amenity.

12. No development to which this permission/consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.
Reason: To ensure that an appropriate record is made of the historic building fabric that may be affected by the development.

13. Prior to the commencement of development full details of the boundary treatment shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved and retained in perpetuity.
Reason: In the interests of the visual amenities of the site and to protect the setting of the listed building.

14. Details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority before development commences. Development shall be carried out in accordance with the approved details.
Reason: To ensure the satisfactory external appearance of the development.

15. Prior to the commencement of development the following details shall be submitted to and approved in writing by the local planning authority and shall be implemented as such and retained in perpetuity:

(i) representative details for new and replacement windows including dormers and rooflights, external and internal doors window and door heads, eaves, chimneys and dormers,
(ii) details of first floor link between rear annex and principal dwelling at the principal dwelling, The White Horse,
(iii) details of drainage and ventilation to additional first floor bathroom to annex and new attic floor bathroom to the principal dwelling, The White Horse,
(iv) construction specification of new internal partition and external infill walling,
(v) flues
(vi) rainwater goods.
(vii) Details of making good to the existing structure where previous alterations are being reversed.
Thereafter, all work must be carried out using the approved materials and in accordance with the approved details.
Reason: To ensure that any new detailing and materials will not harm the traditional/historic character of the building: the application does not include the necessary details for consideration.

16. Prior to the commencement of development a schedule of repairs to the principal dwelling The White Horse shall be submitted to and approved in writing by the Local Planning Authority and shall be carried out as approved unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of demonstrating the conservation benefit to the listed building in accordance with the requirements of the NPPF.

17. The Heritage Asset Assessment and as-existing survey drawings shall be submitted to the Suffolk County Council Historic Environment Record office and for deposition to be confirmed by letter or by e-mail to Suffolk Coastal District Council prior to the commencement of development.

Reason: In the interests of preserving the historic integrity of this heritage asset.

Informatives:

1. The applicant is advised that in connection with the landscaping scheme required under condition 5 the details shall include provision for the right of way across the front garden of plot 4 and retention of all hedgerow trees and shrubbery on the remainder of the site.

2. The applicant is advised that in relation to condition 5 a bin collection point should be provided at the entrance of the site, as there is insufficient space for a refuse vehicle to manoeuvre allowing it to enter and egress the site in a forward gear.

3. Public Utility apparatus may be affected by this proposal. The appropriate utility service should be contacted to reach agreement on any necessary alterations which have to be carried out at the expense of the developer.

4. 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 East Area Manager must be contacted on Telephone: 01728 652400. Further information can be found at: https://www.suffolk.gov.uk/roads-and-transport/parking/apply-for-a-dropped-kerb/

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.

5. The applicant is advised that the proposed development may require the naming of new street(s) and numbering of new properties/businesses within those streets and/or the numbering of new properties/businesses within an existing street. You should contact the Property Information Team (01394) 444261, which is responsible on behalf of the Council for the statutory street naming and numbering function.

6. The submitted scheme of archaeological investigation shall be in accordance with a brief procured beforehand by the developer from Suffolk County Council Archaeological Service, Conservation Team.
7. The applicant is advised in relation to condition 11 that the soft landscaping should provide particular provision for the front garden of plot 4 and retention of the hedgerow trees.

8. The applicant is advised in relation to condition 15, the rainwater goods are expected to be powder coated aluminium, the rooflights shall be black painted metal conservation style only.

9. The applicant is advised in relation to condition 10 that the hard landscaping shall include the demarcation of plots and parking spaces.

Philip Ridley BSc (Hons) MRTPi
Head of Planning & Coastal Management
Suffolk Coastal and Waveney District Councils

Date: 8th September 2016

PLEASE READ NOTES BELOW

Note
Most work, including change of use, has to comply with Building Regulations. Have you made an application or given notice before work is commenced?

Note
1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or consent, or to grant permission or consent subject to conditions, he may appeal to the First Secretary of State. The applicant’s right to appeal is in accordance with the appropriate statutory provisions which follow:


2. Notice of appeal in the case of applications for advertisement consent must be served within two months of the date of this notice. Householder planning applications must be served within twelve months.
weeks of the date of this notice. In all other cases, notice of appeal must be served within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Registry/Scanning Room, 3/05 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; or online at http://www.planningportal.gov.uk/planning/appeals/. The Planning Inspectorate website can be viewed at http://www.planning-inspectorate.gov.uk/.

3. The First Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the Development Order, and to any directions given under the Order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

4. If permission or consent to develop land or carry out works is refused or granted subject to conditions, whether by the Local Planning Authority or by the First Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development or works which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

5. In certain circumstances, a claim may be made against the Local Planning Authority for compensation where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Sections 114 and 116 of the Town and Country Planning Act 1990.