



Committee Report

Planning Committee – 13 October 2020

Application no DC/19/3914/FUL

Location

Miles Ward Court
Market Place
Halesworth
Suffolk
IP19 8AY

Expiry date 5 December 2019

Application type Full Application

Applicant Foundation East Ltd.

Parish Halesworth

Proposal Alterations to and change of use of business units to create 5 no. residential dwellings for over 55s

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1. Summary

1.1 It is proposed to convert nine existing small business units into five residential units. The site is located within the defined physical limits for Halesworth and is very close to the Town Centre. As such the site is sustainably located and the principle of development is acceptable. No on-site car parking is proposed and the Town Council object to the proposal on highway safety and parking grounds, and also in regard to the loss of the business units. The Highway Authority do not object to the proposal but do raise some issues that are considered within this report.

1.2 The lack of on-site parking is off-set by the highly sustainable location and provision of cycle storage facilities (which do not currently exist) both of which will encourage sustainable methods of transport.

- 1.3 Only 2 of the 9 units are currently occupied and the proposed conversion provides an optimum viable use for the buildings that will secure their long term future. Only minimal alterations to the building are proposed which do not have a harmful impact on the setting of adjacent listed buildings or the conservation area. Although not listed in its own right, the building is considered to be curtilage listed. A separate application seeks listed building consent (DC/19/3915/LBC).
- 1.4 Whilst the loss of small business units is regrettable, there is no policy that restricts the change of use of this building.
- 1.5 The application has been referred to the Planning Committee North by the Referral Panel in view of the public interest generated by the application.

2. Site description

- 2.1 Miles Ward Court is located just off the market place within the historic core of the Halesworth Conservation Area in the centre of Halesworth. It is situated behind properties that front onto the market place either side of the arched access into the site that lies beneath the first-floor elements of these frontage properties. The frontage properties either side of the access are listed buildings.
- 2.2 The narrow access opens up into the wider space of Miles Ward Court. The building is a two-storey red brick and pantiled range on the western and northern sides of the courtyard. The Planning Statement explains that the building is a former hemp store that was refurbished by Foundation East (the current owner and applicant) to offer small business units. The range of buildings within the site are not listed but are identified in the Conservation Area Character Appraisal as making a positive contribution to the character of the area.

3. Proposal

- 3.1 The application seeks planning permission for the alteration and change of use of the existing buildings to form five residential apartments; four containing one bedroom, and one providing two bedrooms. The proposed units are intended for occupation by the over 55's.
- 3.2 The proposed scheme of conversion involves very limited alterations to the external appearance of the buildings, particularly in terms of existing window and door openings which are retained. The main alteration is the addition of a small lean-to extension to the building on the east side of the courtyard to provide cycle storage facilities along with an adjacent screened, bin storage area. Internally, a degree of subdivision is proposed to create the residential units.

4. Consultations/comments

- 4.1 Seven neighbour objections have been received that raise the following key concerns (inter alia):

- There is no vehicular access to Miles Ward Court or car parking available
- People will park in the Market Place causing obstruction and adding to congestion
- Emergency vehicles will not be able to gain access
- The permit parking in nearby streets is already over subscribed
- The discounted rents make businesses viable
- There are no alternative suitable premises available in Halesworth
- There will be a loss of local services and jobs
- Loss of revenue to local businesses
- Inappropriate development in a conservation area
- Additional houses are not needed
- The steep slope makes access difficult, particularly in bad/icy weather
- Insufficient amenity space

5. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Parish Council	11 October 2019	29 October 2019

Summary of comments:

The Town Council held an extraordinary meeting last night to consider the application DC/19/3914/FUL & DC/19/3915/LBC - Miles Ward Court. A summary of the decision and the reason for recommending refusal and deferral to ESC's Planning Committee are shown below. The relevant extract from the minutes which includes further comments is also attached:-.

1. DC/19/3914/FUL Alterations to and change of use of business units to create 5 no. residential dwellings for over 55s - Miles Ward Court, Market Place Halesworth Suffolk IP19 8AY – The Council considered the comments made by members of the public and members of the Council and it was then RESOLVED that the Council recommended that this application is refused and that the application is called in for determination by East Suffolk Council's Planning Committee for the following reasons:-
 - a) Highway Safety: There is no access for vehicles and therefore offloading will inevitably involve vehicles parking at the top of the court with potential to block traffic to Chediston Street.
 - b) Traffic & Parking: There is no provision or capacity for parking permits for the 'Market Place' which is the address for the property.
 - c) Disabled Access: Business owners state that the slope in the Courtyard is too severe for mobility scooters to operate and they require assistance to get up the slope. The slope becomes treacherous in wet weather, particularly in winter where it is prone to icing up and is especially dangerous for the elderly.
 - d) The layout of the units are unsuitable for residential use.
 - e) Drainage & Flood Risk: The site is partially in Flood Zone 2 and suffers from potentially flooding due to the courtyard being much lower than the adjacent street.
 - f) It will have a negative impact on the community. There are no alternative B1 units available in the town so current businesses will need to relocate out of the town. Conversely there are over 200 one & two bed units planned for the town either in the outline planning stage or as permitted

developments.

g) The site is subject to a restrictive covenant.

h) The Council were in full support of the comments made in the letter from East Suffolk Council's Economic Development team.

2. DC/19/3915/LBC Listed Building Consent - Alterations to and change of use of business units to create 5 no. residential dwellings for over 55s - Miles Ward Court Market Place

Halesworth Suffolk IP19 8AY - It was RESOLVED that the Council recommended that this application is refused and that the application is called in for determination by East Suffolk Council's Planning Committee.

Please would you confirm when these applications will be considered by East Suffolk's Planning Committee as HTC would like to make representation at the meeting.

Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County - Highways Department	11 October 2019	4 November 2019
Summary of comments: Not fully satisfied with regards to the lack of parking provision and impact on the surrounding highway network but, following consideration of comments made, if the Local Planning Authority wish to grant consent the highway authority would not object subject to conditions.		

Non statutory consultees

Consultee	Date consulted	Date reply received
Suffolk Fire And Rescue Service	28 October 2019	28 October 2019
Summary of comments: Advisory comments		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	11 October 2019	11 November 2019
Summary of comments: A noise assessment should be submitted.		

Consultee	Date consulted	Date reply received
Waveney Norse - Property And Facilities	11 October 2019	No response
Summary of comments: No response		

Consultee	Date consulted	Date reply received
Essex And Suffolk Water PLC	11 October 2019	No response
Summary of comments: No response		

Consultee	Date consulted	Date reply received
Suffolk Wildlife Trust	11 October 2019	No response
Summary of comments: No response		

Consultee	Date consulted	Date reply received
Design And Conservation (Internal)	11 October 2019	5 November 2019
Summary of comments: No objection subject to conditions.		

Consultee	Date consulted	Date reply received
Economic Development (Internal)	14 October 2019	25 October 2019
Summary of comments: Do not support the application.		

Consultee	Date consulted	Date reply received
Environmental Protection (Internal)	31 July 2020	14 August 2020
Summary of comments: No objection subject to conditions.		

6. **Publicity**

The application has been the subject of the following press advertisement:

Category	Published	Expiry	Publication
Conservation Area	18 October 2019	8 November 2019	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Conservation Area	18 October 2019	8 November 2019	Lowestoft Journal

Site notices

General Site Notice Reason for site notice: Conservation Area; Listed Building
Date posted: 14 October 2019
Expiry date: 4 November 2019

7. Planning policy

WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.12 - Existing Employment Areas (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.21 - Sustainable Transport (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan (March 2019))

WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan (March 2019))

8. Planning considerations

Principle of Development

8.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable Development. In line with the principles of sustainable development policy WLP1.2 of the East Suffolk Council Waveney Local Plan (March 2019) (WLP) defines settlement boundaries which indicate where housing and other forms of development would be suitable, subject to consideration of other relevant policies within the Local Plan.

8.2 The site is located within the defined settlement boundary for Halesworth. It is close to Halesworth town centre and adjacent to the primary shopping area and retail premises within the secondary shopping frontage (as defined by policies WLP8.18 and WLP8.19 respectively). Therefore, the site is sustainably located close to services and facilities in the town centre. As such the principle of residential development on the site is considered acceptable.

Loss of Business Premises and Employment Considerations

8.3 The Planning Statement states that Miles Ward Court is a former hemp store that was refurbished by Foundation East (the current owner and applicant) to provide small business units (planning and listed building consent to provide light industrial units was granted in 2006). Foundation East is a membership organisation, based in the East of England, that is democratically run and controlled by its members and is recognised by HMRC as an exempt charity. Their mission is to support job creation, job sustainability and to strengthen communities by providing financial products and associated services.

8.4 There are 9 small business units at Miles Ward Court, although only 2 of them are currently occupied. The Applicant has confirmed that Units 2 and 8 were vacated in April 2020; Units 1 and 9 were vacated in April 2020; and Units 5 and 7 have been vacant for 7 months. The Planning Statement explains as follows:

"The maintenance costs of running these business units have become a strain on the organisation such that there is pressure to release this premises for residential purposes, thereby raising capital that can be used by the organisation to support other such facilities and to help deliver the numerous other services offered by Foundation East. In simple terms, this is an asset that has become difficult for the charity to sustain and finding an alternative use for the premises will deliver much needed funding to support the wider functions of the charity".

8.5 Policy WLP8.12 of the Local Plan identifies existing employment areas where the redevelopment or change of use of employment premises (including those falling within Use Class B1) will only be permitted where the premises have been adequately marketed for employment use and the proposed use is compatible with the surrounding employment uses in terms of car parking, access, noise, odour and other amenity concerns.

8.6 However Miles Ward Court is not identified in the Waveney Local Plan as an existing employment site (such designations apply, in the main, to purpose built industrial estates) and therefore Policy WLP8.12 is not relevant to the determination of this application.

8.7 Paragraph 8.63 of the Waveney Local Plan states that not all employment premises need to be protected from conversion. Some premises are located in areas where there are already a good mix of uses or in areas close to residential properties where an alternative use may be more appropriate. Policy WLP8.12 goes on to state:

"Outside of Existing Employment Areas the redevelopment or change of use of existing employment premises falling within use classes B1, B2 and B8 will be permitted".

8.8 Most of the units are now vacant and are becoming difficult for the applicant to sustain. Whilst the loss of light industrial business premises is regrettable, the site is not a designated employment area and there are no employment related policies within the local plan that would preclude a change of use of the premises to residential use. Therefore, it is considered that the application cannot be refused on the grounds of the loss of employment/small business units.

8.9 The Town Council and some of the objector responses note that Miles Ward Court was set up with the help of grant funding for the specific purpose of job creation and assisting start-up businesses. Whilst this might have been the case, there are no planning policies that would prevent the subsequent change of use of premises that were created with the benefit of grant funding. This is not therefore a material consideration in the determination of this application.

Access and Parking Considerations

8.10 Miles Ward Court currently does not benefit from any off-road parking or vehicular access and none is proposed within this application. The application therefore proposes pedestrian access only along the existing access, without any on-site car parking provision.

- 8.11 Policy WLP8.21 on sustainable transport states that development proposals should be designed from the outset to incorporate measures that will encourage people to travel using non-car modes to access home, school, employment, services and facilities. It also states that (subject to design considerations) new development will be required to provide parking that meets the requirements set out in Suffolk County Council Suffolk Parking Standards. In accordance with the Suffolk Parking Standards the proposed 5 units would generate an on-site parking requirement of 6 car parking spaces, although none are proposed.
- 8.12 Whilst it is not possible to provide on-site car parking the proposal does cater for cyclists by proposing a secure cycle store within the site. The provision of cycle storage (which currently doesn't exist on the site) should help encourage people to travel using non-car modes to access services and facilities in accordance with Policy WLP8.21.
- 8.13 As will be noted above, the Highway Authority do not object to the application although they do make a number of comments regarding the reduced parking provision, having regards to the Suffolk Guidance for Parking requirements. Most notably, with regards to the impact on the surrounding road and footpath network, the Highway Authority state that they are not fully satisfied (as opposed to not satisfied) that the proposal would not result in inconsiderate and unsafe parking on nearby roads. It follows therefore that there must be some uncertainty as to whether the proposal would result in inconsiderate and unsafe parking. In all other respects the Highway Authority are of the view that the proposal complies with the criteria in the Suffolk Guidance for Parking when considering reduced parking provision, given the highly sustainable location of the site.
- 8.14 As set out above in the Highway Authority's response, it is also notable that the Suffolk Guidance for Parking accepts, to some degree, that occupiers of single bed units will be car free and that the risk of parking harm arising would likely be reduced if all the proposed units were to be only one bed. It is considered notable that only one of the proposed units is not a 1-bed unit.
- 8.15 The comments of the Highway Authority are acknowledged but only one of the proposed units is not a one-bed unit, and it is considered unlikely that any parking requirement arising from a single 2-bed unit would be significant, in this instance.
- 8.16 In view of the above considerations it is considered that there are a number of factors that mitigate for the lack of on-site car parking as follows:
1. The highly sustainable location of the site close to the town centre shops and services, including public transport;
 2. The fact that all but one of the units are 1-bed units; and
 3. The provision of on-site secure cycle storage within the proposals.
- 8.17 In addition to these points any prospective occupiers/purchasers of the proposed residential units would be doing so in the full knowledge that there is no on-site parking provision for any of the units.
- 8.18 It is also considered relevant to note that the existing business units operate without any on-site car parking whereas the Parking Standards would normally require 9 parking spaces to be provided for the existing use. As such, the proposed residential units require fewer

parking spaces although, as noted above, the Highway Authority consider that parking needs for residential development are very different to those for business developments.

- 8.19 Taking all the above considerations into account, it is considered that there is insufficient justification to refuse the application on the grounds that there is no on-site parking provision. The proposal is in accordance with policy WLP8.21.

Heritage Considerations

- 8.20 The building is not listed however the adjoining properties to the south of the site which front onto Market Place, either side of the pedestrian entrance into the site, are listed buildings. These include nos. 25 & 26 Market Place, a Grade II listed late 19th century brick building of 3 storeys with a hipped slate roof; and no. 154 Chediston Street, an early 18th century, two-storey painted brick building with a black pantiled roof which is also Grade II listed. Given the sites close proximity to these listed buildings, and likely former association, the building subject of this application is considered to be curtilage listed. As such a separate application seeks listed building consent for the proposed conversion (DC/19/3915/LBC).

- 8.21 The Conservation Area Character Appraisal published in 2006 describes the confined entrance through the passageway, which opens up into the wider space of the yard behind as contributing to the spatial characteristics of the area.

- 8.22 The Planning (Listed Buildings and Conservation Areas) Act 1990 ("The Act") sets out, in section 66, the statutory duty of decision-takers in respect of listed buildings:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 8.23 The NPPF and the Local Plan (Policies WLP8.37 and WLP8.39) give significant weight to conserving and enhancing the historic environment. Paragraph 193 of The NPPF states *"when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*. Paragraphs 195 and 196 of the NPPF state that where harm would rise, it must be properly weighed against the public benefits of the development.

- 8.24 Paragraph 192 of the NPPF states that that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness

- 8.25 The application is supported by a Planning Statement and Heritage Statement which complies with the requirements of Paragraph 189 of the NPPF.

- 8.26 The Heritage Statement explains that the original conversion of the buildings, dating back to 2006, resulted in significant works to the buildings due, at that time, to their poor condition. Significant investment was made into bringing the buildings into a useable form and condition, which has secured them for the foreseeable future.
- 8.27 However, as explained above, the applicant no longer considers the current use to be a viable one as the units are not making a return that makes its ongoing maintenance and upkeep viable.
- 8.28 Key considerations are the impact on the existing buildings, the setting of the adjoining buildings, and whether the character and appearance of the Conservation Area will be preserved or enhanced in accordance with Section 72 of The Act.
- 8.29 The proposed scheme of conversion involves very limited alterations to the external appearance of the buildings, particularly in terms of existing window and door openings which are retained, although some of the doors are to be renewed with a slightly different design. The main alteration is the addition of a small lean-to extension to the building on the east side of the courtyard to provide cycle storage facilities along with an adjacent screened, bin storage area. This is to be simple and traditional in form, with a natural slate roof, timber weatherboarding and timber doors. Internally, a degree of subdivision is proposed to create the residential units. Overall, the proposed changes are minimal, and the character of the buildings as former industrial structures will be retained. The proposals have been considered by the Design and Conservation Officer who is of the view that the very minor changes to the external appearance of the building will not have a harmful impact on either the building itself or the setting of the adjoining listed buildings; the character and appearance of the Conservation Area will be preserved. As no harm to designated heritage assets arises it is considered that it is not necessary to undertake the balancing exercise advocated in Paragraphs 195 and 196 of the NPPF (see above).
- 8.30 It is proposed to re-glaze seven existing windows and replace three. The Design and Conservation Officer has no objection to this subject to details which can be secured by condition in the event permission is granted.
- 8.31 As noted above, the wider space of the courtyard contributes to the characteristics of the area. There may be a desire to create small areas of private space to the front of the proposed apartments through the erection of walls or fences or other means of enclosure. Such enclosures would detract from the open character of the courtyard and the building itself. Should planning permission be granted the erection of any means of enclosure could be prevented by condition.
- 8.32 The proposal therefore accords with requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Plan policies relating to the Historic Environment, and the NPPF.

Residential Amenity

- 8.33 Policy WLP8.29 states that proposals should, inter alia, protect the amenity of the wider environment, neighbouring uses and provide a good standard of amenity for future occupiers of the proposed development.

- 8.34 Within the rear, west facing, elevation are a number of existing openings which face over the rear gardens of 152 and 154 Chediston Street. However, the majority of these windows have louvres which prevent any direct overlooking. The Agent has confirmed that these louvres are to be retained and this can be secured by condition. Two of the existing windows in the west elevation have clear glazing. One of these is at ground floor level from which it is not considered that any significant overlooking will occur. The other is to a first-floor landing giving access to a kitchen/sitting room. A condition could require this window to be glazed with obscure glass to prevent any overlooking.
- 8.35 The site does not benefit from space around the buildings that would enable dedicated garden spaces to be provided. The lack of private amenity space can largely be put down to the buildings historical use as a former hemp works and more recent use as small business units together with its location adjacent to the town centre. It is acknowledged that apartments often do not have dedicated garden space and whilst there could be a perceived conflict with Policy WLP8.29 it is considered that, in this particular case, the lack of any amenity space is justified.

Noise Assessment

- 8.36 There are four air conditioning units within the yard area opposite the site, to the rear of numbers 26/26a Market Place. The Environmental Protection Officer (EPO) was concerned that these may cause disturbance to the proposed residential units. To address this issue a Noise Assessment was submitted which proposes double glazing and the installation of mechanical ventilation to each of the units. On this basis, the EPO had no objection to the proposal subject to the details of the ventilation system, which can be secured by condition.

Ecology and Habitat Mitigation

- 8.37 The physical works to the building are relatively limited (with the building having already previously been converted to its current business unit use), with only a small amount of exterior works to windows and enclosing the existing external staircase. This work appears unlikely to result in a significant adverse impact on protected species or UK Priority habitats or species (under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006)).
- 8.38 With regard to Recreational Avoidance Mitigation Strategy (RAMS), the site is within the Suffolk Coast RAMS Zone of Influence (Zone B) and will result in an increase in residential units, therefore a financial contribution to the scheme (or equivalent mitigation identified via a Habitats Regulations Assessment (HRA)) would be required in order to mitigate in-combination recreational disturbance impacts on habitats sites (European designated sites).
- 8.39 The applicant has made the required financial contribution to the RAMS strategy and therefore it can be concluded that in-combination recreational disturbance impacts arising from this proposal will be satisfactorily mitigated in accordance with WLP8.34.

Other matters

- 8.40 The proposed dwellings are intended for the over 55's and the applicant has indicated that a Unilateral Undertaking could restrict occupation to this age group. However, there is no

policy requirement that would require occupation of the dwellings to be restricted to persons of this age group. Should planning permission be granted the applicant may wish to restrict occupation to the over 55's, but that would be a matter for the applicant. As such a unilateral undertaking or planning condition is not considered necessary.

9. Conclusion

- 9.1 The site lies within the settlement boundary for Halesworth where the principle of development is acceptable. As such the site is sustainably located close to the facilities and services within the town centre. It is acknowledged that no on-site parking provision is proposed but this is off-set by the highly sustainable location and provision of cycle storage facilities both of which will encourage sustainable methods of transport.
- 9.2 A number of the units are currently vacant, and the applicant has explained that they are no longer viable. There is no Local Plan policy to restrict the change of use because the site is not designated within the Local Plan Policy Maps as an existing employment area. The proposed conversion provides an optimum viable use for the buildings that will secure their long term future. Only minimal alterations to the building are proposed which do not have a harmful impact on the setting of adjacent listed buildings or the conservation area.
- 9.3 It is considered that the above mentioned benefits of the proposal are not outweighed by the lack of on-site parking.
- 9.4 The application is considered to accord with Policies WLP1.2, WLP8.21, WLP8.29, WLP8.37 and WLP8.39, and the National Planning Policy Framework. Subject to conditions the application is recommended for approval.

10. Recommendation

- 10.1 That the application be approved subject to conditions.

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 be completed in all respects strictly in accordance with dwg. no. 2919-01 and 2919-04 received 4 October 2019 and dwg. no. 2919-03 A received 19 February 2020, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. Prior to the removal of the windows to be replaced as shown on dwg. 2919-03-A, large scale joinery details including profiles of sills, frames, opening lights and glazing bars; method of opening; position of window within the opening; colour and finish and ironmongery details shall be submitted and approved in writing by the local planning authority. The replacement windows shall be installed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building.

4. Prior to the reglazing of windows to be reglazed as shown on dwg. 2919-03-A details shall be submitted to and approved in writing by the local planning authority to show that the existing glazing bars can accommodate the additional thickness of the double glazing. The windows shall be reglazed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building, the glazing bars should remain structural rather than being applied to the inner and outer faces of the double glazed units.

5. 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, walls or fences of any kind shall be erected without the prior written consent of the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of the building.

6. The hall window on the west elevation at first floor level shall be glazed with opaque glass, or other appropriate screening and shall be retained in that condition.

Reason: To preserve the amenity of adjacent property.

7. The existing louvres to the windows on the west elevation shall be retained in their existing form as shown on dwg. 2919-03-A

Reason: To preserve the amenity of adjacent property.

8. No development shall commence on site until detailed plans and a specification of ventilation heat recovery to each of the hereby approved residential units (such details to include the provider and model of the proposed units, location and form of ducting, material finishes (inclusive of any coverings/new walls/cupboards/ceilings) and the performance of such units) have been submitted to the Local Planning Authority for their approval in writing. After the system(s) have been approved in writing by the Authority, it shall be installed in accordance with the approved plans and specification before the development hereby approved first commences, and shall thereafter be permanently maintained in accordance with the approved specification.

Reason: To ensure satisfactory ventilation in the interests of residential amenity.

9. No development shall commence on site until detailed plans and a specification of the acoustic design of windows, insulation and any necessary sealing of any gaps, as indicated in the acoustic supplementary report, have been submitted to the Local Planning Authority for

their approval in writing. After the specification has been approved in writing by the Authority, it shall be implemented in accordance with the approved plans and specification before the development hereby approved first commences, once completed the work should be validated against the specification and the validation report submitted in writing to the local planning authority for approval. The insulation works shall thereafter be permanently maintained in accordance with the approved specification.

Reason: In the interests of residential amenity.

10. Prior to the installation of the Mechanical Heat Recovery Ventilation (MVHR) system, full details of the tile vents including numbers and locations shall be submitted to and approved in writing by the local planning authority. The tile vents shall be installed in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the building.

Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.
2. East Suffolk Council is a Community Infrastructure Levy (CIL) Charging Authority.

The proposed development referred to in this planning permission may be chargeable development liable to pay Community Infrastructure Levy (CIL) under Part 11 of the Planning Act 2008 and the CIL Regulations 2010 (as amended).

If your development is for the erection of a new building, annex or extension or the change of use of a building over 100sqm in internal area or the creation of a new dwelling, holiday let of any size or convenience retail, your development may be liable to pay CIL and you must submit a CIL Form 2 (Assumption of Liability) and CIL Form 1 (CIL Questions) form as soon as possible to CIL@eastsuffolk.gov.uk

A CIL commencement Notice (CIL Form 6) must be submitted at least 24 hours prior to the commencement date. The consequences of not submitting CIL Forms can result in the loss of payment by instalments, surcharges and other CIL enforcement action.

CIL forms can be downloaded direct from the planning portal:

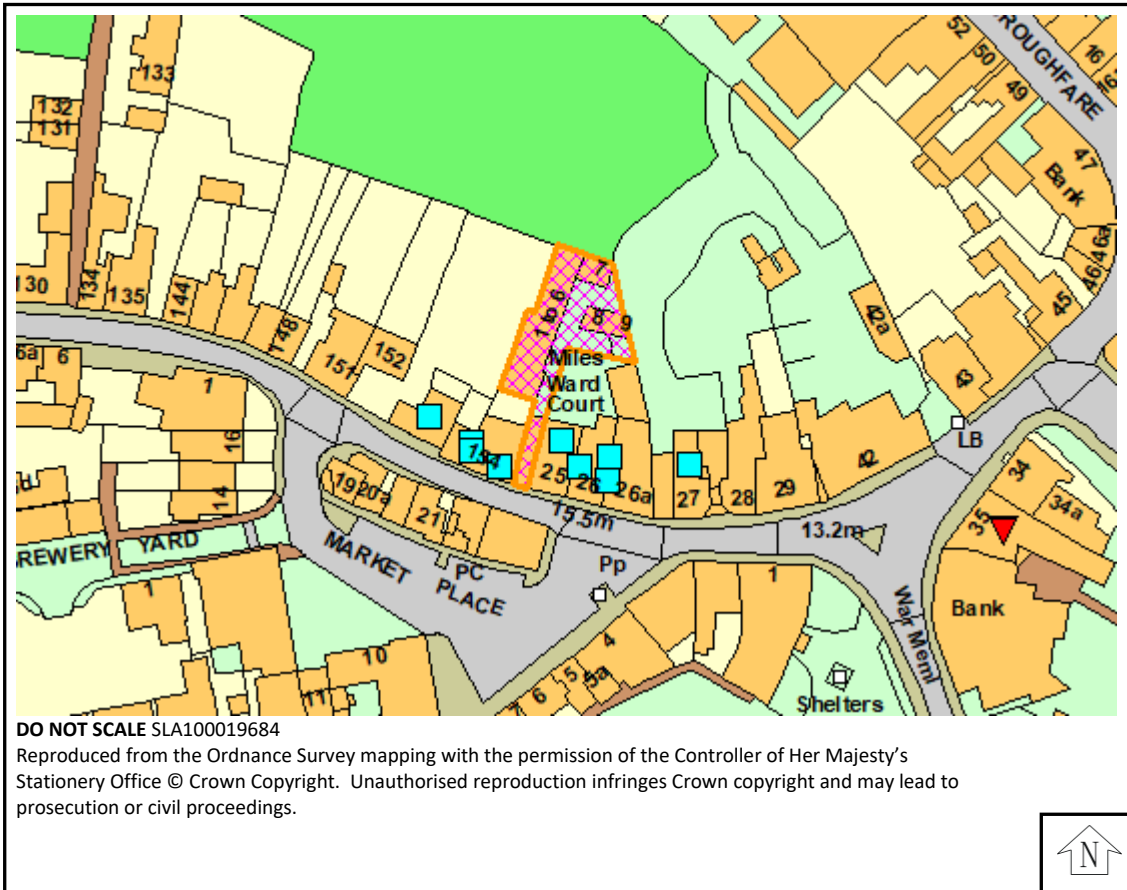
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

Guidance is viewable at: <https://www.gov.uk/guidance/community-infrastructure-levy>





Background Papers

See application reference DC/19/3914/FUL on [Public Access](#)

Map



Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support