

A Grade II Listed Suffolk barn with planning permission for conversion to a stunning five bedroom dwelling, just outside the village of Somersham.

Guide Price
£225,000 Freehold
Ref: P7042/J

Watering Farm Barn
Main Road
Nettlestead
Suffolk
IP8 4QL



A traditional Suffolk barn with planning permission and listed building consent for conversion to an impressive single dwelling of approximately 2,600 sq ft (243 sqm) on a site of approximately 0.12 acres (0.05 hectares).

Contact Us



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Location

Watering Farm Barn will be found in the Parish of Nettlestead, but just a short distance to the north-west of the popular village of Somersham. Somersham benefits from a village pub, The Duke of Marlborough, and other facilities including a hairdresser, primary school, garage, village hall, shop and children's play area, as well as St Mary's Church and Somersham Baptist Chapel. The village is surrounded by farmland but has easy access to the larger villages of Bramford and Claydon, both offering further everyday shopping and recreational facilities as well as primary and secondary schools. There is easy access to the A14 which offers access in an easterly direction to the A12, Ipswich and Felixstowe and in a westerly direction to Bury St Edmunds, Cambridge and on to the Midlands. The county town of Ipswich which is just 2 miles to the east, offers a wide range of facilities including mainline railway link to London's Liverpool Street.

Description

Planning Permission and Listed Building Consent were granted by Mid Suffolk District Council on 10th March 2022 for the change of use and conversion of a Grade II Listed barn to a dwelling house - References DC/21/06950 and DC/21/06951 respectively. Prior to these permissions lapsing in March 2025, the vendor implemented the planning permission by way of demolishing a lean-to to the rear of the building. The Community Infrastructure Levy (CIL) was also paid as part of the planning permission being implemented.

The approved plans that accompanied the planning permission provide for an impressive five bedroom dwelling of just over 2,600 sq ft (243 sqm). The proposed accommodation will comprise a covered porch incorporating useful storage, entrance hall, an impressive, double height and open plan kitchen, dining and living room area with circular staircase rising to the first floor, two ground floor double bedrooms, a bathroom and separate WC. The first floor accommodation will be accessed via two separate staircases; the circular staircase will lead to the master bedroom with a double bedroom, dressing room and en-suite bathroom, whilst the secondary staircase will lead to a landing area, two single bedrooms and a bathroom. To the front of the porch there will be a parking area for two vehicles and along the frontage of the barn it is proposed that there will be permeable brick paving enclosed within a low level brick wall. To the rear an existing building will be removed to make way for the garden area and this will incorporate a further area of permeable brick paving and enclosed within another low brick wall and proposed planting.

Extracts of the approved plans are included within these particulars.

Services

We anticipate that a purchaser will wish to bring new, independent underground supplies for water, electricity and drainage from the public highway and a suitable easement to undertake these works within the retained land will be granted, subject to any 'making good' works to the vendor's satisfaction. It will be for the purchaser to satisfy themselves in relation to the provision and capacity of any services required.

Covenants & Purchaser Obligations

Prospective purchasers should note that the vendor will include a positive covenant within the sale contract requiring that the development should be in accordance with the planning permission granted and any variation will need to be with the vendor's prior consent, which is not to be unreasonably withheld.

Access to Watering Farm Barn will be via the existing roadway, although this will be retained by the vendors. The vendors will covenant only to use that access for domestic and light goods vehicles only with a new independent access for agricultural vehicles being created to the west. The vendors will not be obliged to maintain the roadway to any better standard than that for agricultural purposes only, although the purchasers can upgrade the roadway should they so wish. Moving forward the purchasers will be obliged to contribute a fair proportion towards the maintenance and upkeep of the roadway.

The vendors will include a covenant/obligation within the sale contract not to use the agricultural buildings at the rear for the housing of any livestock. The vendors will also include a covenant/obligation requiring that the purchaser, and future purchasers, will not object to any planning application to redevelop the retained barns to the north for residential purposes.

Architects

HAT Projects, Trinity Works, 24 Trinity Street, Colchester, CO1 1JN Tel: 01206 766585
Email: blakenhamfarms@hatprojects.com. For the attention of Hanna Loftus.

Local Authority

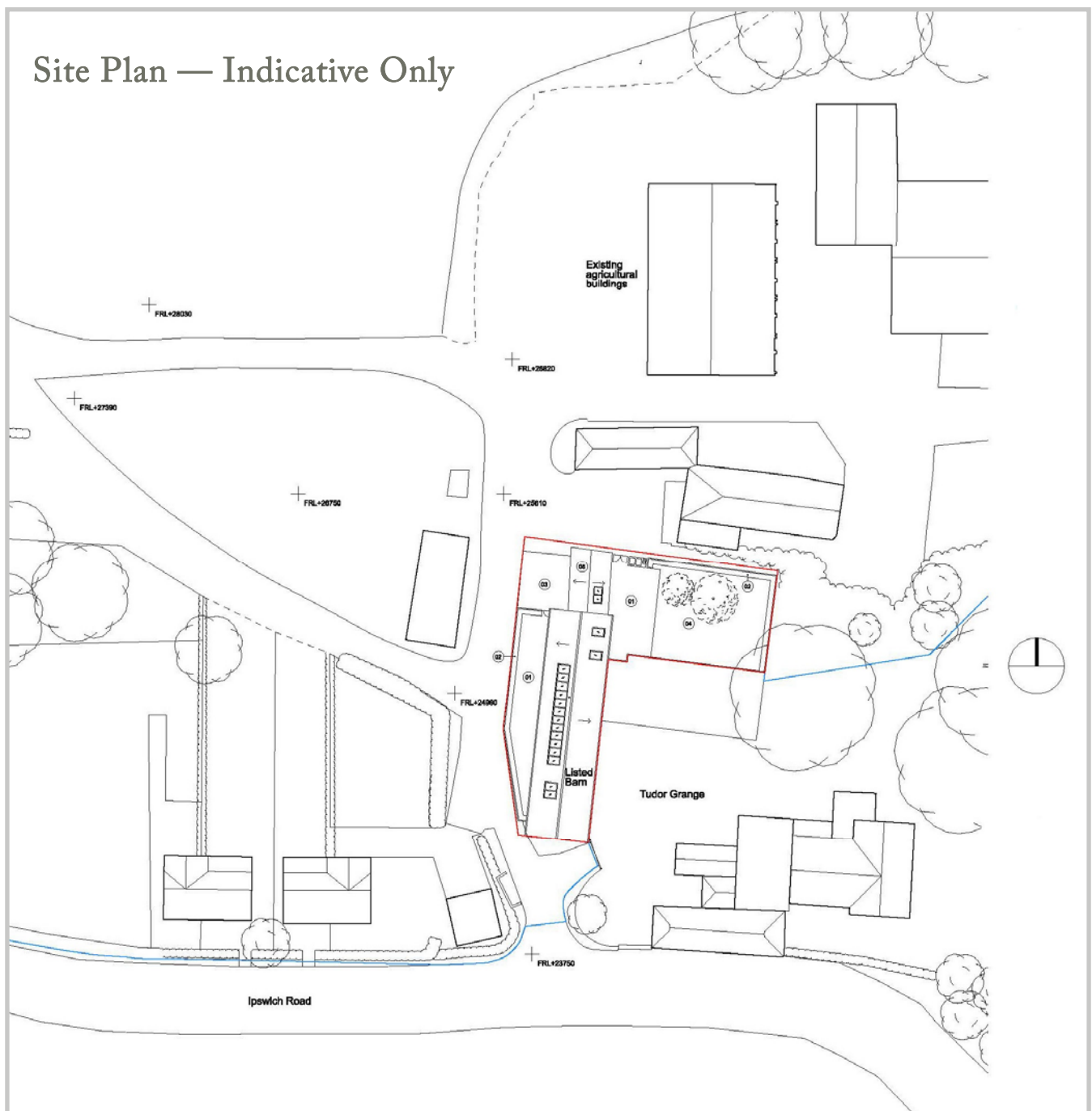
Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

CIL

We understand that Community Infrastructure Levy (CIL) was applicable to the planning permission and the CIL Liability Notice advised that £512.82 was payable, subject to indexation. As part of the implementation works we understand that the vendor has settled the CIL liability for this scheme. However, any detailed enquiries relating to CIL should be referred to the local planning authority, Mid Suffolk District Council; infrastructure@baberghmidsuffolk.gov.uk. Reference: LN00005946.

Viewing

Prospective purchasers should note that to the rear of Watering Farm Barn is a working arable farm and therefore viewings should be strictly by prior appointment with the selling agents. The main range of the barn is secured and therefore access will be required by prior appointment.

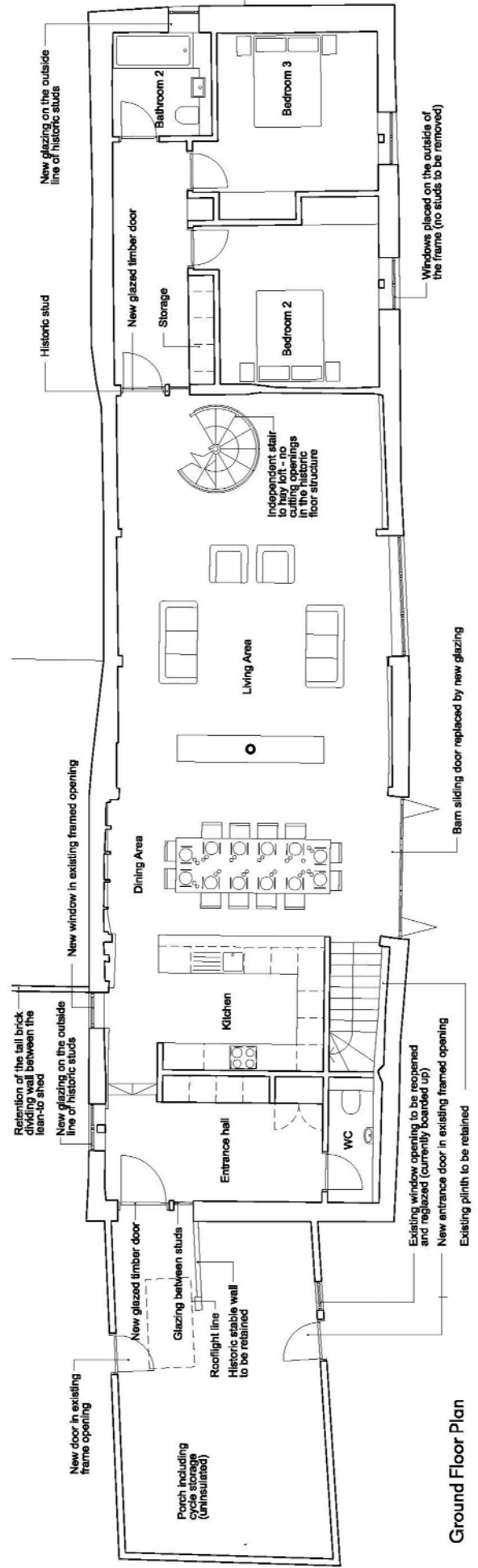
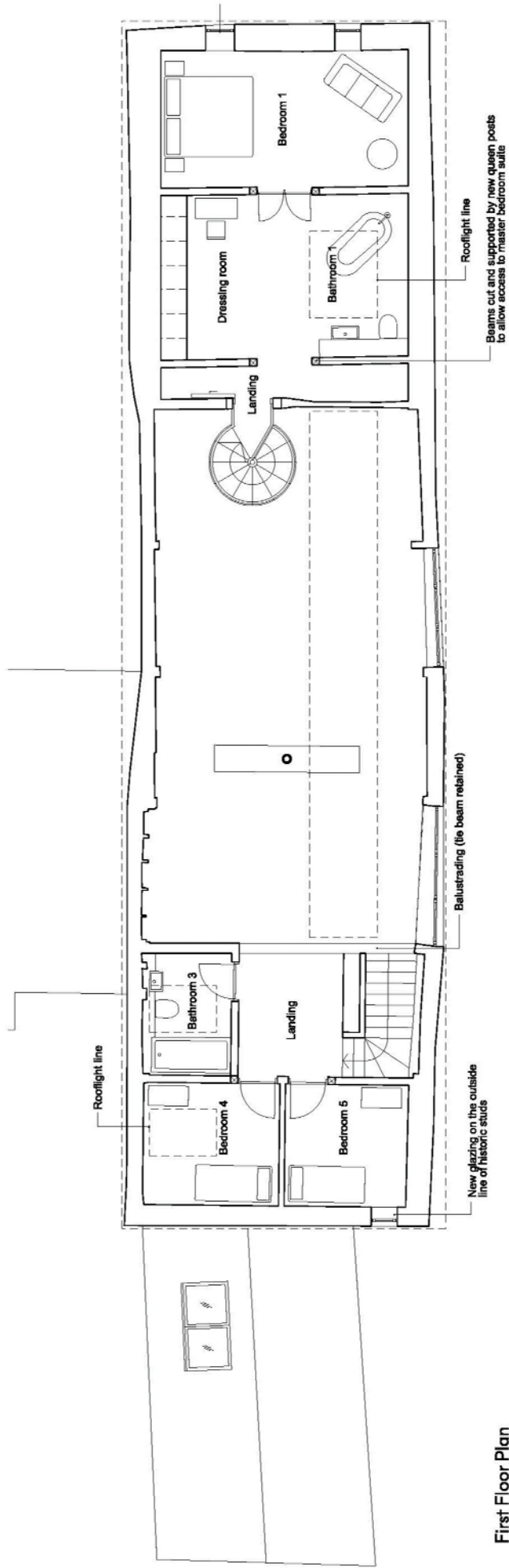


Landcaping Site Plan — Indicative Only

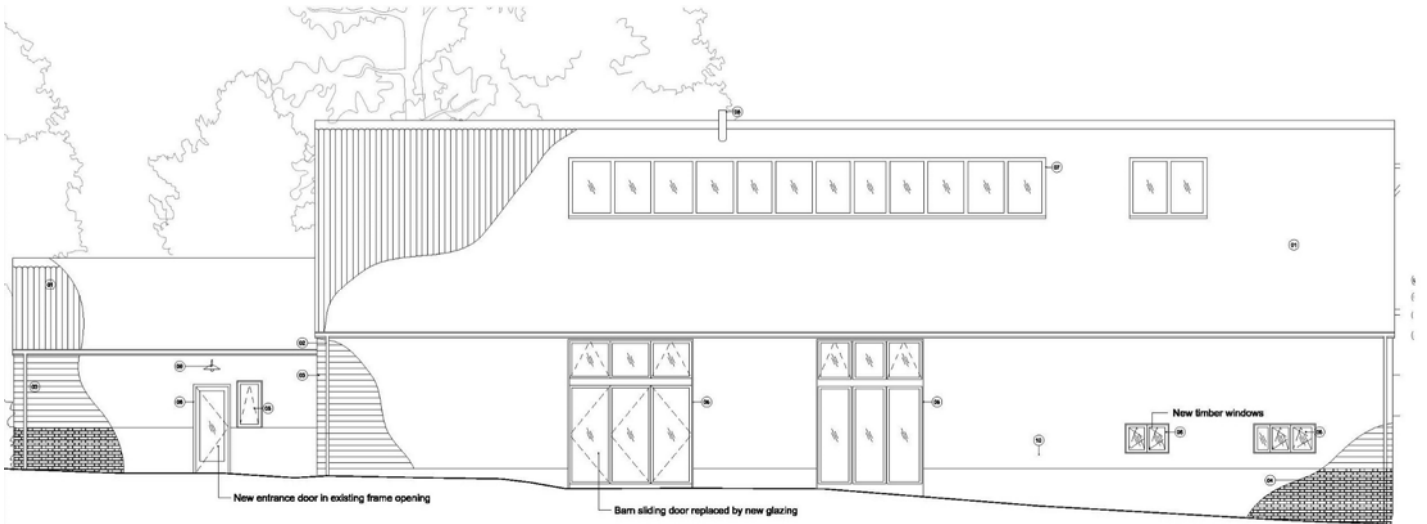


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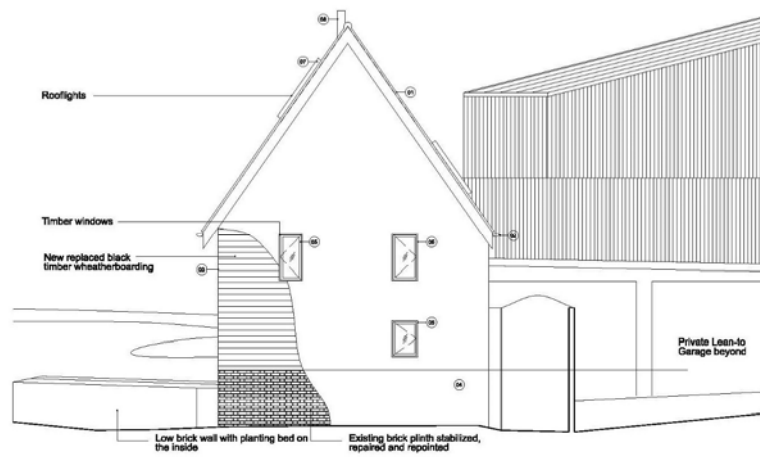
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/ transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. Interested parties should note that the property forms part of a working arable farm, Watering Farm, and the buildings to the north of the site are still used for the storage of crops.
4. Prospective purchasers should note that the parcel of land opposite the barn, to the north-west, benefits from planning permission for the construction of three new dwellings and this site is also being offered for sale separately.



Elevations — Indicative Only



West Elevation

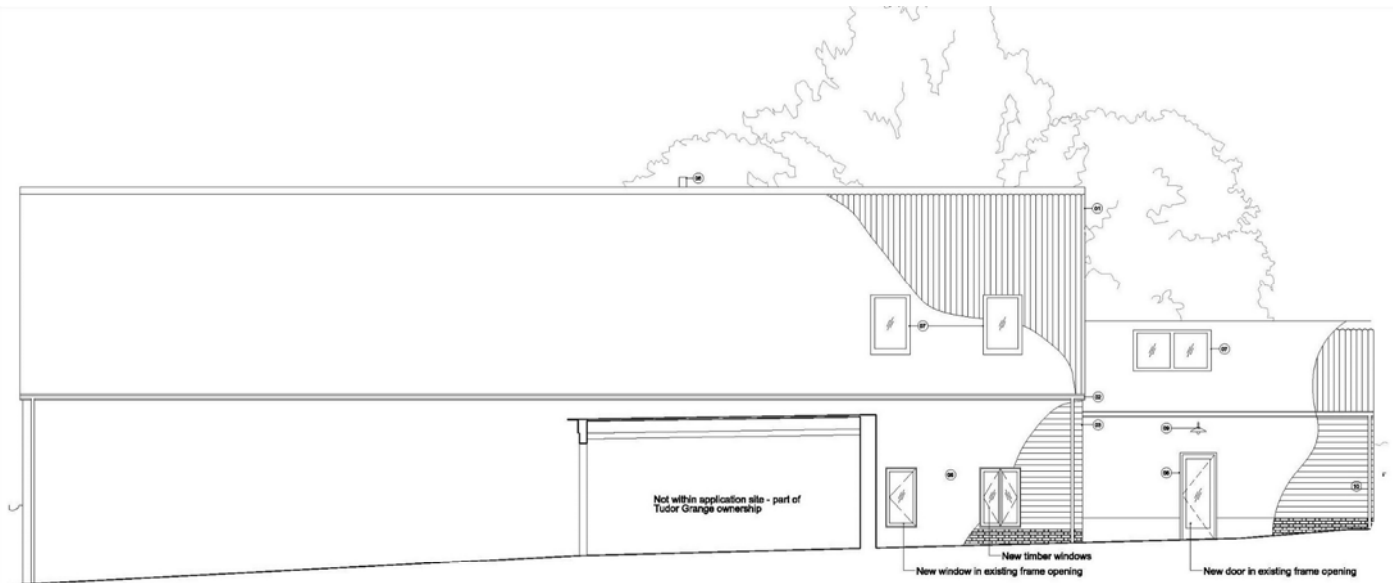


South Elevation

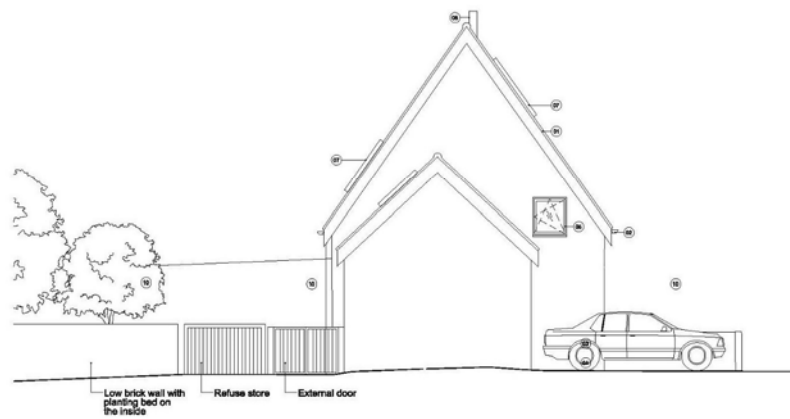


NB: The planning permission provides for this part of the barn to be developed to make way for the proposed garden.

Elevations - Indicative Only



East Elevation



North Elevation



Directions

Proceeding in a northerly direction on the A14 beyond Ipswich, take Junction 52 onto the B1113 where signposted to Bramford and Great Blakenham. At the roundabout take the second left onto the B1113 (Bramford Road). After a approximately half a mile take the second turning on your right onto Pound Lane. Continue along Pound Lane, turning right at the next junction onto Somersham Road. Continue through the village of Somersham where the barn will be found on the right hand side.

For those using the What3Words app: [///brilliant.professed.kitchens](https://brilliant.professed.kitchens)



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If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Philip Isbell – Chief Planning Officer
Sustainable Communities

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX

Website: www.midsuffolk.gov.uk



PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

Correspondence Address:

Hana Loftus
HAT Projects
Trinity Works
24 Trinity
Colchester
CO11JN

Applicant:

Blakenham Farms
Cottage Farm
Somersham Road
Little Blakenham
United Kingdom

Date Application Received: 23-Dec-21

Application Reference: DC/21/06950

Date Registered: 05-Jan-22

Proposal & Location of Development:

Planning Application. Change of use and conversion of Grade II listed barn to 1no dwellinghouse

Watering Farm, Main Road, Nettlestead, IP8 4QL

Section A – Plans & Documents:

This decision refers to drawing no./entitled 174_WF1_HAT_PL_001_PL3 received 05/01/2022 as the defined red line plan with the site shown edged red. Any other drawing showing land edged red whether as part of another document or as a separate plan/drawing has not been accepted or treated as the defined application site for the purposes of this decision.

The plans and documents recorded below are those upon which this decision has been reached:

Defined Red Line Plan 174_WF1_HAT_PL_001_PL3 - Received 05/01/2022

Site Plan 174_WF1_HAT_PL_010_PL4 - Received 05/01/2022

Block Plan - Proposed 174_WF1_HAT_PL_110_PL3 - Received 05/01/2022

Proposed Landscaping Plan 174_WF1_HAT_PL_111_PL3 - Received 05/01/2022

Elevations - Proposed 174_WF1_HAT_PL_051_PL long sect alterations - Received 23/12/2021

Elevations - Proposed 174_WF1_HAT_PL_052_PL short sect alterations - Received 23/12/2021

Floor Plan - Proposed 174_WF1_HAT_PL_130_PL4 - Received 23/12/2021

Sectional Drawing 174_WF1_HAT_PL_131_PL2 proposed - Received 23/12/2021

Sectional Drawing 174_WF1_HAT_PL_132_PL proposed site - Received 23/12/2021

Elevations - Proposed 174_WF1_HAT_PL_133_PL2 south+west - Received 23/12/2021

Elevations - Proposed 174_WF1_HAT_PL_134_PL2 north+east - Received 23/12/2021

Section B:

Mid Suffolk District Council as Local Planning Authority, hereby give notice that **PLANNING PERMISSION HAS BEEN GRANTED** in accordance with the application particulars and plans listed in section A subject to the following conditions:

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

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

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

2. APPROVED PLANS & DOCUMENTS

The development hereby permitted shall be carried out in accordance with the drawings/documents listed under Section A above and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard. Such development hereby permitted shall be carried out in accordance with any Phasing Plan approved under Section A, or as necessary in accordance with any successive Phasing Plan as may subsequently be approved in writing by the Local Planning Authority prior to the commencement of development pursuant to this condition.

Reason - For the avoidance of doubt and in the interests of proper phased planning of the development.

3. ACTION REQUIRED IN ACCORDANCE WITH SUBMITTED DOCUMENTS:
LANDSCAPING TO BE IMPLEMENTED AS SHOWN

The landscaping details as shown on the approved drawings shall be carried out in full prior to the end of the first planting season following the first occupation of the development or in such other phased arrangement as shall have previously been agreed, in writing, by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die, are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority agrees, in writing, to a variation of the previously approved details.

Reason: In order to ensure that there is a sufficient landscaping scheme for the development where there is insufficient detail within the submitted application.

4. ACTION REQUIRED PRIOR TO OCCUPATION: SCHEME TO PROTECT AMENITY
FROM NOISE

The proposed dwellings shall be insulated from traffic noise prior to their occupation, in accordance with a scheme which shall have previously been submitted to and approved, in writing, by the Local Planning Authority.

Reason: The site is adjacent to a busy road and the dwellings need to be adequately insulated to protect the future residents from traffic noise.

5. ACTION REQUIRED PRIOR TO FIRST USE: ACCESS TO BE IMPROVED

The vehicular access shall be laid out and completed in all respects in accordance with Drawing No. DM01 and with an entrance width of 4.5m and made available for use prior to occupation. Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

6. ACTION REQUIRED PRIOR TO FIRST USE OF ACCESS: VISIBILITY SPLAYS TO BE PROVIDED AS SHOWN

Before the access is first used visibility splays shall be provided as shown on Drawing No. 2045/03RevA with an X dimension of 2.4 metres and a Y dimension of 50 metres in the south east and 120 metres in the north westerly direction [tangential to the nearside edge of the carriageway] and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction to visibility shall be erected, constructed, planted or permitted to grow over 0.6 metres high within the areas of the visibility splays.

Reason: To ensure drivers of vehicles entering the highway have sufficient visibility to manoeuvre safely including giving way to approaching users of the highway without them having to take avoiding action and to ensure drivers of vehicles on the public highway have sufficient warning of a vehicle emerging in order to take avoiding action, if necessary.

7. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: PROVISION OF PARKING

The use shall not commence until the area(s) within the site shown on drawing no.174_WF1_HAT_PL_110 for the purposes of manoeuvring and parking of vehicles has / have been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for vehicles to be parked are provided in accordance with Suffolk Guidance for Parking 2019 where on-street parking and manoeuvring would be detrimental to the safe use of the highway.

8. ACTION REQUIRED PRIOR TO FIRST OCCUPATION: DELIVERY OF CYCLE STORAGE IN ACCORDANCE WITH APPROVED DETAILS

The use shall not commence until the area(s) within the site shown on Drawing No. 174_WF1_HAT_PL_110 for the purposes of secure cycle storage has been provided and thereafter the area(s) shall be retained, maintained and used for no other purposes.

Reason: To ensure that sufficient areas for secure cycle storage are provided in accordance with Suffolk Guidance for Parking 2019 to promote sustainable travel.

9. ACTION REQUIRED IN ACCORDANCE WITH ECOLOGICAL APPRAISAL RECOMMENDATIONS

All mitigation measures and/or works shall be carried out in accordance with the details contained the Bat Activity Survey (Elite Ecology, June 2020) as already submitted with the planning application (DC/21/06951) and agreed in principle with the local planning authority prior to determination.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species), as updated by the Environmental Act 2021.

10. ACTION REQUIRED PRIOR TO OCCUPATION: BIODIVERSITY ENHANCEMENT STRATEGY

A Biodiversity Enhancement Strategy for Protected and Priority species shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details prior to occupation and shall be retained in that manner thereafter.

Reason: To enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species) as updated by the Environmental Act 2021.

11. PUBLIC RIGHTS OF WAY

Notwithstanding the detail shown on the approved plans, no gates or other means of obstruction or diversion shall be erected in such a position whereby it may impede the public use of footpath within the site.

Reason: To ensure the route of the public footpath remains open for public use.

12. RESTRICTION ON FUTURE DEVELOPMENT: PERMITTED DEVELOPMENT RIGHTS RESTRICTED

Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or the equivalent provisions of any order revoking and re-enacting that Order), no extensions, ancillary buildings or structures shall be erected unless otherwise subsequently approved, in writing, by the Local Planning Authority.

Reason: In the interest of visual amenity and to ensure the development avoids an overdeveloped or cluttered appearance.

13. ACTION REQUIRED PRIOR TO COMMENCEMENT DEVELOPMENT: MITIGATION TO BE AGREED

No development shall be carried out until proposals for the mitigation of the impact of the development on protected Suffolk Habitats Sites have been submitted to and approved in writing by the Local Planning Authority, which shall include evidence of completion of the required legal agreement to secure the proposed mitigation. Such proposals must provide for mitigation in accordance with the joint Habitats Regulations Assessment Suffolk Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS), or for mitigation to at least an equivalent effect. The development shall be carried out in accordance with and subject to the proposals as may be approved.

Note:

You will need to secure the provision of appropriate visitor management measures at the Habitats Site(s) before the condition can be discharged. You can contribute to funding the Council's suite of mitigation projects and secure such provision prior to occupation through a legal agreement between the Council and Developer/Applicant and site owners.

You are advised to discuss this matter with the Local Planning Authority prior to submission of details to discharge this condition.

Reason - In order to safeguard protected wildlife species and their habitats in accordance with the NPPF and Habitats Regulations. This condition is required to be agreed prior to the commencement of any development as any construction process to ensure adequate time for any agreement to be secured and be implemented prior to occupation.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

NPPF - National Planning Policy Framework
NPPG-National Planning Policy Guidance
FC01 - Presumption In Favour Of Sustainable Development
FC01_1 - Mid Suffolk Approach To Delivering Sustainable Development
CS01 - Settlement Hierarchy
CS05 - Mid Suffolk's Environment
GP01 - Design and layout of development
HB01 - Protection of historic buildings
HB03 - Conversions and alterations to historic buildings
H09 - Conversion of rural buildings to dwellings
H16 - Protecting existing residential amenity
H17 - Keeping residential development away from pollution
T09 - Parking Standards
T10 - Highway Considerations in Development
H09 - Conversion of rural buildings to dwellings

NOTES:

1. **Statement of positive and proactive working in line with the National Planning Policy Framework (NPPF)**

The proposal has been assessed with regard to adopted development plan policies, the National Planning Policy Framework and all other material considerations. The NPPF encourages a positive and proactive approach to decision taking, delivery of sustainable development, achievement of high quality development and working proactively to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant took advantage of the Council's pre-application service prior to making the application. The opportunity to discuss a proposal prior to making an application allows potential issues to be raised and addressed pro-actively at an early stage, potentially allowing the Council to make a favourable determination for a greater proportion of applications than if no such service was available.

2. Environmental Health at the District Councils should be contacted in the event of unexpected ground conditions / contamination being encountered during construction. The developer should be aware that the responsibility for the safe development of the site lies with them at all times.

3. The granting of planning permission is separate to any consents that may be required in relation to Public Rights of Way, including the authorisation of gates. These consents are to be obtained from the Public Rights of Way & Access Team at Suffolk County Council, as the Highway Authority.

To apply to carry out work on the Public Right of Way or seek a temporary closure, visit <http://www.suffolkpublicrightsofway.org.uk/home/temporary-closure-of-a-public-right-of-way> or telephone 0345 606 6071.

To apply for structures, such as gates, on a Public Rights of Way, visit <http://www.suffolkpublicrightsofway.org.uk/home/land-manager-information/> or telephone 0345 6066071.

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 must be contacted on Tel: 0345 606 6171. For further information go to: <https://www.suffolk.gov.uk/roads-and-transport/parking/apply-and-pay-for-a-dropped-kerb/> or: <https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/application-for-works-licence/>

County Council drawings DM01 - DM14 are available from:

<https://www.suffolk.gov.uk/planning-waste-and-environment/planning-and-development-advice/standarddrawings/>

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. GENERAL GOOD PRACTICE MITIGATION TO AVOID ECOLOGICAL IMPACTS DURING THE CONSTRUCTION PHASE

To avoid killing or injuring small animals which may pass through the site during the construction phase, it is best practice to ensure the following measures are implemented:

a) Trenches, pits or holes dug on site should be covered over at night. Alternatively, ramps (consisting of a rough wooden plank) or sloped/stepped trenches could be provided to allow animals to climb out unharmed;

b) materials brought to the site for the construction works should be kept off the ground on pallets to prevent small animals seeking refuge;

c) rubbish and waste should be removed off site immediately or placed in a skip, to prevent small animals using the waste as a refuge.

d) Should any protected species or evidence of protected species be found prior to or during the development, all works must immediately cease and a suitably qualified ecologist must be contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Babergh and Mid Suffolk District Councils have adopted Community Infrastructure Levy (CIL) charging which affects planning permissions granted on or after 11th April 2016 and permitted development commenced on or after 11th April 2016. 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 or holiday let of any size your development may be liable to pay CIL and you must submit relevant documents to our Infrastructure Team telling us more about your development, who will pay CIL and when the development will start. You will receive advice on the amount you have to pay and what you have to do and you can find more information about CIL on our websites here:

[CIL in Babergh](#) and [CIL in Mid Suffolk](#) or by contacting the Infrastructure Team on: infrastructure@baberghmidsuffolk.gov.uk

This relates to document reference: DC/21/06950

Signed: Philip Isbell

Dated: 10th March 2022

**Chief Planning Officer
Sustainable Communities**

Important Notes to be read in conjunction with your Decision Notice

Please read carefully

This decision notice refers only to the decision made by the Local Planning Authority under the Town and Country Planning Acts and DOES NOT include any other consent or approval required under enactment, bylaw, order or regulation.

Please note: depending upon what conditions have been attached to the decision, action may be required on your part before you can begin your development. Planning conditions usually require that you write to the Local Planning Authority and obtain confirmation that you have discharged your obligations. You should read your decision notice in detail and make a note of the requirements placed on you by any conditions. **If you proceed with your development without complying with these conditions you may invalidate your permission and put your development at risk.**

Discharging your obligations under a condition:

You should formally apply to discharge your conditions and the relevant application forms are available on the Council's website. The Local Planning Authority has 8 weeks to write to you after you submit the details to discharge your conditions. You should always account for this time in your schedule as the Local Planning Authority cannot guarantee that conditions can be discharged quicker than this. A fee is applicable for the discharge of planning conditions.

Building Control:

You are reminded that the carrying out of building works requires approval under the Building Regulations in many cases as well as a grant of planning permission. If you are in doubt as to whether or not the work, the subject of this planning permission, requires such approval, then you are invited to contact the Building Control Section of Babergh and Mid Suffolk District Councils.

Appeals to the Secretary of State

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 condition, they may appeal to the Secretary of State for Communities and Local Government. The applicant's right of appeal is in accordance with the appropriate statutory provisions which follow:

Planning Applications: Section 78 Town and Country Planning Act 1990

Listed Building Applications: Section 20 Planning (Listed Buildings and Conservation Areas) Act 1990

Advertisement Applications: Section 78 Town and Country Planning Act 1990
Regulation 15

Town and Country Planning (Control of Advertisements) Regulations 2007

Notice of appeal in the case of applications for advertisement consent must be served within eight weeks of receipt of this notice. Notice of Householder and Minor Commercial Appeals must be served within 12 weeks, in all other cases, notice of appeal must be served within six months of this notice. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within six months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/government/publications/modelnotification-notice-to-be-sent-to-an-applicant-when-permission-is-refused>

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her 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 it, having regard to the statutory requirements*, to the provisions of the Development Order, and to any directions given under the Order. The Secretary of State 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/her.

2. 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 Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development or works which has been or would be permitted they 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 Section 137 of the Town and Country Planning Act 1990 or Section 32 Planning (Listed Buildings and Conservation Areas) Act 1990.

*The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70 and 72(1) of the Act.