

A substantial range of brick barns with consent to currently be converted into two dwellings, standing in grounds of approximately 6 acres.

OIEO
£475,000 Freehold
Ref: P7538/C

Barns at
Elm House Farm
St Margarets South Elmham
Suffolk
IP20 0PJ



An attractive range of brick and timber barns with Planning Permission and Listed Building Consent to be converted into two dwellings, one with an annexe.

Further barns with Class Q potential.

Range of stables.

6 acres of gardens and meadow.

Contact Us



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Location

St Margaret South Elmham is a pretty village located in the quiet countryside of north Suffolk, being one of the twelve parishes in 'the Saints'. The village itself is home to Saint Margaret's church, as well as a village hall. The market town of Bungay is just 5 miles away and offers a Co-Operative supermarket, as well as a primary school and high school. There is also a medical centre and various public houses, as well as a castle, cafes and other day-to-day shops and services. The market town of Harleston is just 7 miles away and offers further schooling, as well as a Budgens supermarket and local shops, services and eateries. Halesworth is 7 miles away, with hourly railway services on the Ipswich to Lowestoft line. The larger town of Beccles is 11 miles from the property and offers Tesco, Morrisons and Co-operative supermarkets. The town of Diss is 16 miles away and offers further supermarkets, as well as direct railway services to Norwich and London's Liverpool Street. The popular coastal resort of Southwold is approximately 15 miles from the property and boasts an award winning pier, beach, busy harbour, working lighthouse and an array of shops and eateries. The historic city of Norwich is approximately 20 miles from the property and offers further national shops and services, as well as an airport and the University of East Anglia.

Description

Planning Permission was granted by East Suffolk Council under reference DC/24/4306/FUL on 6th February 2025. On the same date, Listed Building Consent (the barns are deemed curtilage listed) was granted under DC/24/4307/LBC. The range of predominantly brick but also timber buildings have permission to be converted into two substantial homes, one of which will have an annexe. The consented plans allow for plot 1 to have a kitchen/dining/living room, lobby, cloakroom, downstairs bedroom and bathroom. On the first floor will be two bedrooms and a en-suite shower room. The associated annexe will have a ground floor kitchen/dining room, a ground floor bedroom and bathroom. Plot 2, which is all on the ground floor allows for a kitchen/dining room, living room, study, bathroom, three bedrooms and an en-suite shower room. It is envisaged that the local planning authority may consider an application for the conversion of the barns to more units. In addition, within the grounds, as well as stables, there is also a pole barn which has scope to be converted under Class Q Permitted Development. This has not been investigated by the sellers. The barns stand in grounds of approximately 6 acres.

Services

It is understood that electricity is already connected to the site but it will be necessary for the buyer to sever the supply to the adjacent barn (for sale separately) that also has permission. A buyer will need to install a new water supply to the barns. It is understood there is already a sewage treatment plant on site but the sellers are not aware if this is in good working order and a buyer should carry out their own investigations with regard to all services.

Community Infrastructure Levy (CIL)

East Suffolk Council's Infrastructure Team have confirmed that the CIL liability is £41,753.75 which is indexed linked. The buyer will be responsible for any CIL payments. Should an owner/builder purchase the barn for their own use, it may be possible to apply for an exemption. Interested parties should carry out their own investigations. A copy of the CIL Liability Notice is available from the agent.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

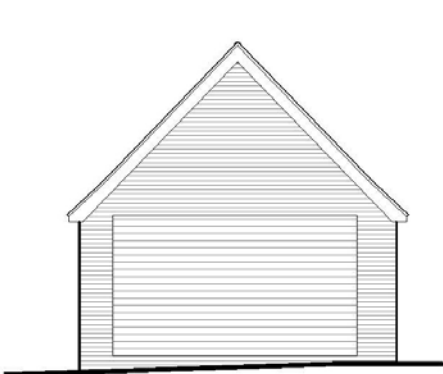
Viewing

Please contact the agents to arrange a viewing.

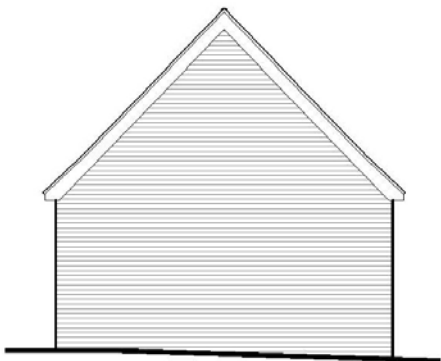
Proposed Elevations



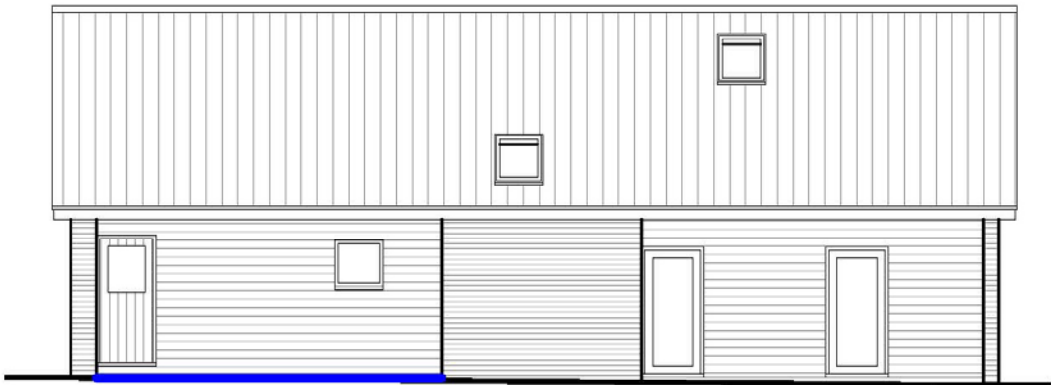
PROPOSED BARN 1 SOUTH ELEVATION
Scale 1/100



PROPOSED BARN 1 WEST ELEVATION
Scale 1/100



PROPOSED BARN 1 EAST ELEVATION
Scale 1/100



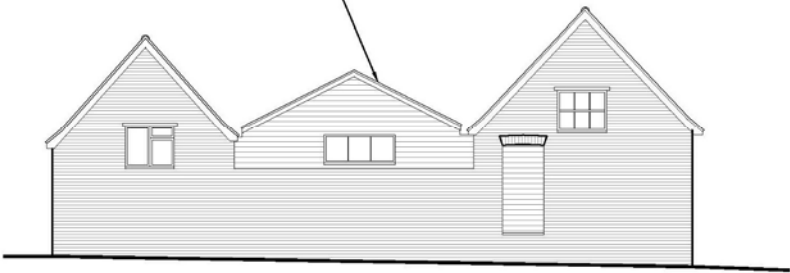
PROPOSED BARN 1 NORTH ELEVATION
Scale 1/100



PROPOSED BARN 2 NORTH ELEVATION

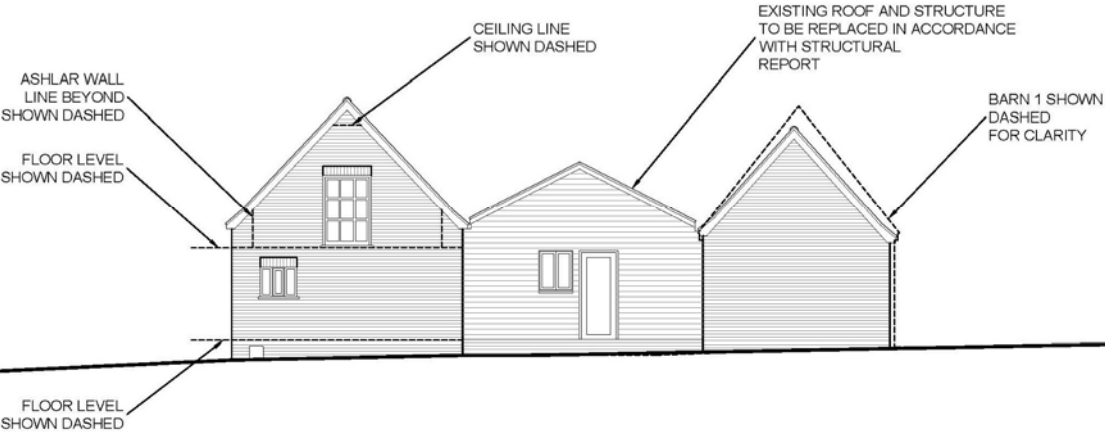
PROPOSED BARN 2 NORTH ELEVATION
Scale: 1/120

EXISTING ROOF AND STRUCTURE
TO BE REPLACED IN ACCORDANCE
WITH STRUCTURAL
REPORT



PROPOSED BARN 2 EAST ELEVATION

Scale: 1/120



PROPOSED BARN 2 WEST ELEVATION
Scale: 1/120



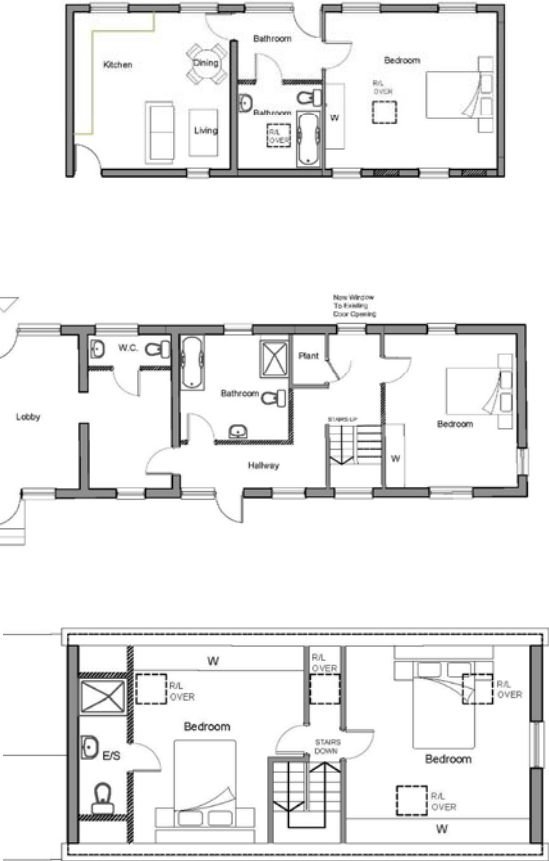
PROPOSED BARN 2 SOUTH ELEVATION

Proposed Floorplans

Ground Floor



Annexe



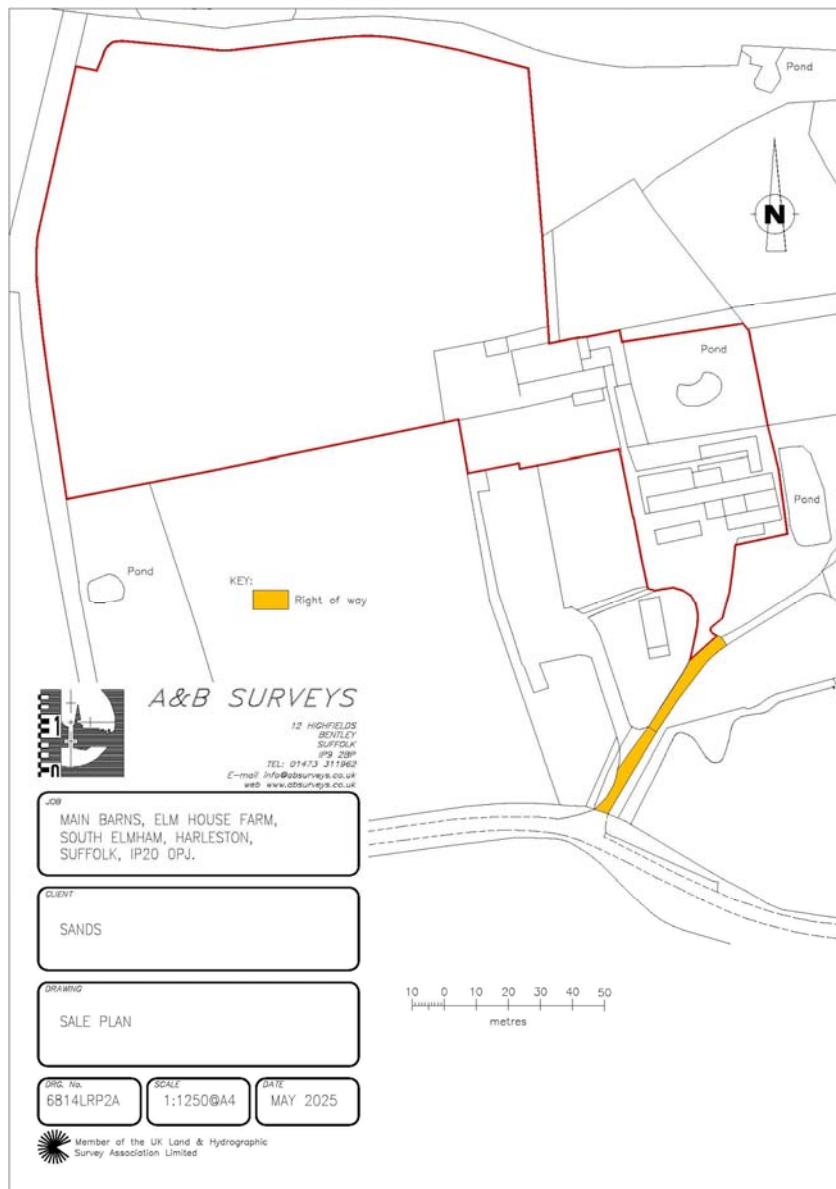
First Floor

Site Plan





Proposed Sale Plan



NOTES

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.

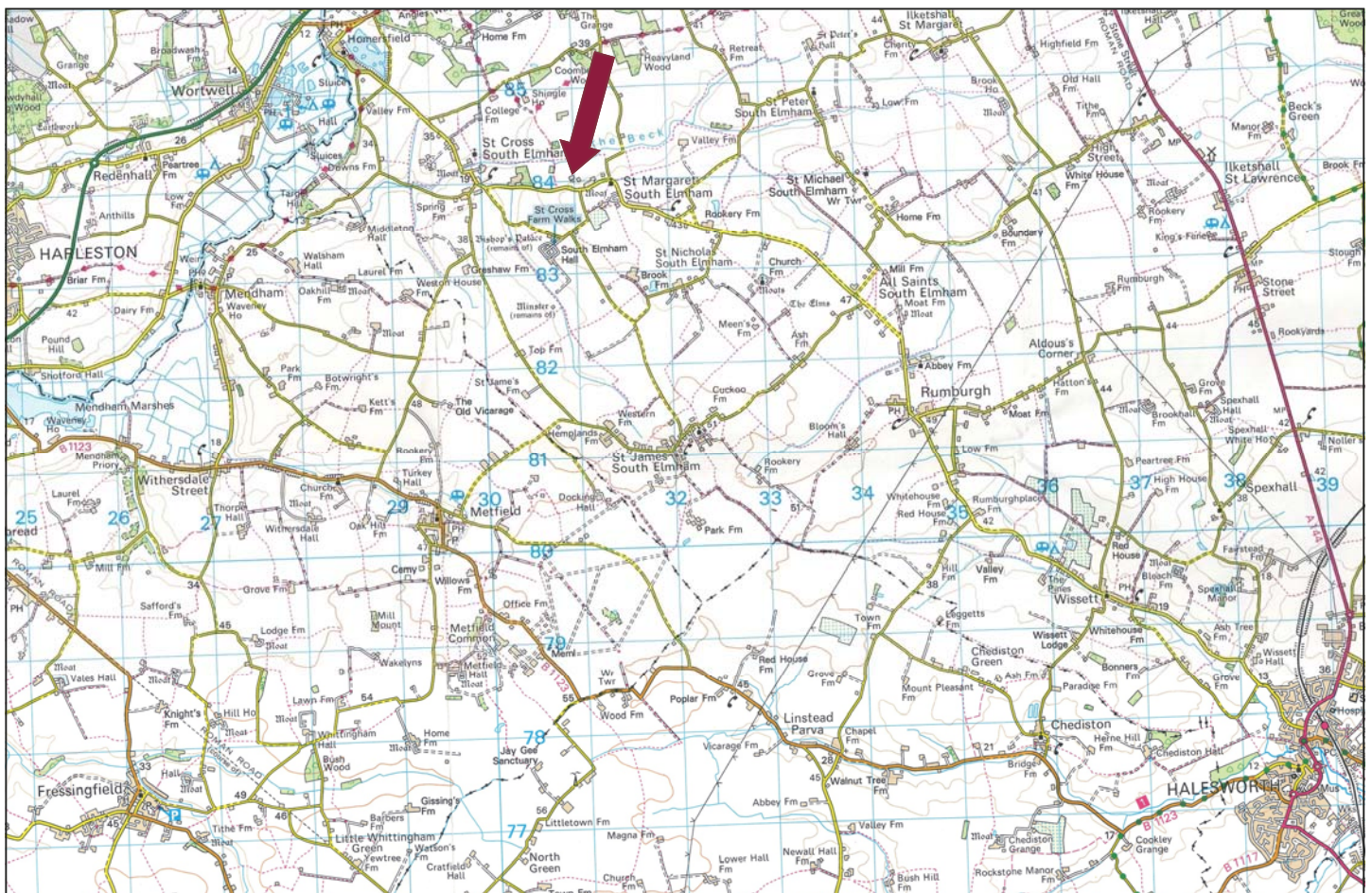
March 2025

Directions

From Harleston, head out of the town on the Redenhall Road until reaching the roundabout with the A143. Turn left onto the A143 towards Great Yarmouth. After approximately 1.7 miles, turn right onto the B1062 (signposted to Homersfield). After half a mile turn right where signposted to South Elmham Hall & Minster. After a further half a mile, turn left at the crossroads. Head through Saint Cross South Elmham and continue until you reach St Margaret South Elmham. The property is immediately on the left as you pass into the 30mph speed limit.

Please note: sat nav will take you close to the church. With the church on your left, proceed out of the village where Elm House Farm is the last property on the right.

It is best to follow What3Words: [///referral.scoping.stocked](https://www.what3words.com/referral/scoping.stocked)



Need to sell or buy furniture?

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



Jasmine Philpott
Durrants Building Consultancy
Durrants
2B Market Hill
Diss
Norfolk
IP22 4JZ

Planning Permission

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015

Our reference	DC/24/4306/FUL
Date valid	12 December 2024
Site	Elm House Farm, The Street, South Elmham St Margaret
Parish	South Elmham St Margaret
Proposal	Conversion of barns to 2No residential dwellings with ancillary accommodation for barn (1), with associated landscaping and parking.

Permission is hereby **granted** by East Suffolk 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:

WLP1.1 - Scale and Location of Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

WLP7.1 - Rural Settlement Hierarchy and Housing Growth (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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WLP8.11 - Conversion of Rural Buildings to Residential Use (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

WLP8.34 - Biodiversity and Geodiversity (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

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

National Planning Policy Framework 2024

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:
 - Site Location Plan, 30-001A, received 12/12/2024,
 - Proposed Block Plan, 30-002A, received 12/12/2024,
 - Proposed First Floor and Roof Plan, 30-009 Rev A, received 28/11/2024,
 - Proposed Ground Floor, 30-008, received 28/11/2024,
 - Proposed Elevations, 30-010, received 28/11/2024,
 - Structural Report, prepared by Horizon Structures, received 28/11/2024,
 - Protected species and habitats survey, prepared by JP Ecology, received 28/11/2024,
 - Planning, Design and Access Statement, received 28/11/2024,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. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning permission, shall take place until a site investigation consisting of the following components has been submitted to, reviewed by, and confirmed in writing by the local planning authority that these requirements has been met:
 - a) A desk study and site reconnaissance, including:
 - a detailed appraisal of the history of the site;

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- an inspection and assessment of current site conditions;
- an assessment of the potential types, quantities and locations of hazardous materials and contaminants considered to potentially exist on site;
- a conceptual site model indicating sources, pathways and receptors; and
- a preliminary assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

b) Where deemed necessary following the desk study and site reconnaissance an intrusive investigation(s), including:

- the locations and nature of sampling points (including logs with descriptions of the materials encountered) and justification for the sampling strategy;
- an explanation and justification for the analytical strategy;
- a revised conceptual site model; and
- a revised assessment of the risks posed from contamination at the site to relevant receptors, including: human health, ground waters, surface waters, ecological systems and property (both existing and proposed).

All site investigations must be undertaken by a competent person (see Annex 2 of the National Planning Policy Framework) and conform to current guidance and best practice, including BS8485:2015+A1:2019, BS10175:2011+A2:2017 and Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4. No development (including any construction, demolition, site clearance or removal of underground tanks and relic structures) approved by this planning consent, shall take place until a detailed Remediation Strategy (RS) has been submitted to, reviewed by and confirmed in writing by the Local Planning Authority as likely to address the risks identified by the submitted assessments. The RS must include, but is not limited to:
 - details of all works to be undertaken including proposed methodologies, drawings and plans, materials, specifications and site management procedures;
 - an explanation, including justification, for the selection of the proposed remediation methodology(ies);
 - proposed remediation objectives and remediation criteria; and
 - proposals for validating the remediation and, where appropriate, for future maintenance and monitoring.

The RS must be prepared by a competent person (see Annex 2 of the National Planning Policy Framework) and conform to current guidance and best practice, including BS8485:2015+A1:2019 and Land Contamination Risk Management.

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Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5. Prior to any occupation or use of the approved development the RMS approved under condition 4 must be completed in its entirety. The LPA must be given two weeks written notification prior to the commencement of the remedial works.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6. A verification report must be submitted to, reviewed by and confirmed in writing by the Local Planning Authority as likely to have addressed the risks identified prior to any occupation or use of the approved development. The verification report must include, but is not limited to:
 - results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met;
 - evidence that the RS agreed under the remediation condition has been carried out competently, effectively and in its entirety; and
 - evidence that remediation has been effective and that, as a minimum, the site will not qualify as contaminated land as defined by Part 2A of the Environmental Protection Act 1990.

The verification report must be prepared by a competent person (see Annex 2 of the National Planning Policy Framework) and conform to current guidance and best practice, including BS8485:2015+A1:2019, CIRIA C735 and Land Contamination Risk Management.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7. In the event that contamination which has not already been identified to the Local Planning Authority (LPA) is found or suspected on the site it must be reported in writing immediately to the Local Planning Authority. Unless agreed in writing by the LPA no further development (including any construction, demolition, site clearance, removal of underground tanks and relic structures) shall take place until this condition has been complied with in its entirety.

An investigation and risk assessment must be completed in accordance with a scheme which is subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and conform with prevailing guidance (including BS8485:2015+A1:2019, BS 10175:2011+A2:2017 and CLR11) and a

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written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority.

Where remediation is necessary a detailed remediation method statement (RMS) must be prepared, and is subject to the approval in writing of the Local Planning Authority. The RMS must include detailed methodologies for all works to be undertaken, site management procedures, proposed remediation objectives and remediation criteria. The approved RMS must be carried out in its entirety and the Local Planning Authority must be given two weeks written notification prior to the commencement of the remedial works. Following completion of the approved remediation scheme a validation report that demonstrates the effectiveness of the remediation must be submitted to and approved in writing by the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. The use shall not commence until the area(s) within the site shown on Drawing No. 30-004 for the purposes of manoeuvring and parking of vehicles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on-site parking of vehicles is provided and maintained to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

9. Before the development is commenced details of the areas to be provided for the secure, covered and lit 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 promote sustainable travel by ensuring the provision at an appropriate time and long-term maintenance of adequate on-site areas for the storage of cycles in accordance with Suffolk Guidance for Parking 2023.

10. No removal of hedgerows, trees or shrubs, or works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are protected.

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11. No part of the development which may kill, injure or disturb bats or damage or destroy a bat roost, shall in any circumstances commence unless the local planning authority has been provided with a licence issued by Natural England pursuant to The Conservation of Habitats and Species Regulations (2017) (as amended) authorising the specified development to go ahead or demonstration that the appropriate Natural England Class Licence is in place to allow works to commence.

Reason: To ensure that the legislation relating to bats has been adequately addressed as part of the implementation of the development.

12. Prior to commencement, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - Identify those areas/features on site that are particularly sensitive for biodiversity likely to be impacted by lighting and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that impacts on ecological receptors from external lighting are prevented.

12. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Protected Species and Habitats Survey (including bats and Great Crested Newts) (JP Ecology, September 2021) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

13. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
 - Risk assessment of potentially damaging construction activities.
 - Identification of "biodiversity protection zones".
 - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - The location and timing of sensitive works to avoid harm to biodiversity features.

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- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that ecological receptors are adequately protected as part of the development.

14. Development must be undertaken in accordance with the ecological avoidance, mitigation, compensation and enhancement measures identified within the Protected species and habitats update survey including bats and great crested newt surveys (JP Ecology, September 2024) as submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason: To ensure that ecological receptors are adequately protected and enhanced as part of the development.

15. 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, structure, or alteration permitted by Classes A (extensions or alterations), B (additions etc to the roof of a dwellinghouse), 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, protect the amenity of future residents, and to protect the setting of nearby Listed Buildings and rural character

16. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed means of enclosure; hard surfacing materials. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation programme.

The approved landscaping scheme shall be completed within 6 months from the occupation of the first dwelling hereby approved , or such other date as may be agreed as part of the

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formal discharge of condition process. Any trees or plants which die during the first 7 years shall be replaced during the next planting season.

Reason: To ensure the provision of amenity afforded by appropriate landscape design.

17. The ancillary accommodation hereby permitted for unit 1 shall not be occupied or let as a separate dwelling but shall be used only for purposes incidental to the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse.

Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right.

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. **Biodiversity Net Gain**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin until a Biodiversity Gain Plan has been submitted to and approved by the planning authority, unless a statutory exemption or transitional arrangement applies (under paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024).

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

3. No demolition of buildings shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ben Woolnough', is positioned above the printed name and title.

Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council

Date: 6 February 2025

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Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.

Community Infrastructure Levy

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). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

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.

Building Regulations

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

Appeals to the Secretary of State

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;
Planning applications: Section 78 Town & 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 & Country Planning (Control of Advertisements) Regulations 2007.

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- 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 an enforcement notice has been/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 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:
<https://www.gov.uk/appeal-planning-decision> (Full planning application)
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)
<https://www.gov.uk/planning-inspectorate> (All other)
 If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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Listed Building Consent

Planning (Listed Buildings and Conservation Areas) Act 1990
The Planning (Listed Buildings and Conservation Areas) (Amendment No.2) (England)
Regulations 1990 (as amended)

Our reference	DC/24/4307/LBC
Date valid	12 December 2024
Site	Elm House Farm, The Street, South Elmham St Margaret
Parish	South Elmham St Margaret
Proposal	Listed Building Consent - Conversion of barns to 2No residential dwellings with ancillary accommodation for barn (1), with associated landscaping and parking.

Listed building consent is hereby **granted** by East Suffolk Council pursuant to Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990 for the works to the listed building(s) 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:

Conditions:

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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:
 - Site Location Plan, 30-001A, received 12/12/2024,
 - Proposed Block Plan, 30-002A, received 12/12/2024,
 - Proposed First Floor and Roof Plan, 30-009 Rev A, received 28/11/2024,
 - Proposed Ground Floor, 30-008, received 28/11/2024,
 - Proposed Elevations, 30-010, received 28/11/2024,
 - Structural Report, prepared by Horizon Structures, received 28/11/2024,
 - Protected species and habitats survey, prepared by JP Ecology, received 28/11/2024,
 - Planning, Design and Access Statement, received 28/11/2024,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. Details in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority before the work is begun. The work shall be carried out in accordance with such approved details:
 - Tiles to the replacement roof structure, including manufacturer material, type, profile, texture and colour
 - Large scale sections through the bargeboard and capping pieces to the new roof structure
 - Any external ventilation grills, extractor fan terminals boiler flues, soil and vent pipes/waste pipes including details off location on plans and elevations materials size and colour
 - Large scale manufactures details, including vertical and horizontal sections, of replacement or new windows
 - Large scale joinery details of new/ replacement doors, including sections, ironmongery colour and finish
 - Large scale section of the profile and dimensions of any new or replacement timber cladding

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

Informatives:

There are no informatives.

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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ben Woolnough', is placed over a light purple rectangular background.

Ben Woolnough MRTPI | Head of Planning, Building Control and Coastal Management
East Suffolk Council

Date: 6 February 2025

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Please note the content of the following pages in respect of the community infrastructure levy which may affect your development, Building Regulations and appeals against decisions.

Community Infrastructure Levy

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). For more information and CIL forms please see:

[About the Community Infrastructure Levy | Community Infrastructure Levy | Planning Portal](#)

[Community Infrastructure Levy \(CIL\) » East Suffolk Council](#)

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.

Building Regulations

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

Appeals to the Secretary of State

Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under;
Planning applications: Section 78 Town & 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 & Country Planning (Control of Advertisements) Regulations 2007.

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- 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 an enforcement notice has been/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 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- Appeals can be made online at:
<https://www.gov.uk/appeal-planning-decision> (Full planning application)
<https://www.gov.uk/appeal-householder-planning-decision> (Householder)
<https://www.gov.uk/planning-inspectorate> (All other)
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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