

Philip Isbell - Corporate Manager
Growth & Sustainable Planning

Babergh District Council

Endeavour House, 8 Russell Road, Ipswich IP21 2BX

Website: www.babergh.gov.uk



LISTED BUILDING CONSENT

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1992

Correspondence Address:

Mr Jim Dines
Downs Road Boatyard
Maldon
Essex
CM9 5HG

Applicant:

Haylink Ltd
The Coach House
9 Water Lane
Bishops Stortford
Herts
CM23 2JZ

Date Application Received: 22-Sep-17

Application Reference: DC/17/04817

Date Registered: 26-Sep-17

Proposal & Location of Development:

Application for Listed Building Consent- The partial dismantling and consequent restoration and rebuilding of the Training Mast at the site of the former Royal Naval Training Establishment HMS Ganges at Shotley Gate

Ceremonial Mast Of The Former HMS Ganges, Royal Naval Training Establishment, Shotley Gate, Shotley Ipswich

Section A – Plans & Documents:

This decision refers to drawing no./entitled 6 CALEDONIA RD, SHOTLEY GATE received 26/09/2017 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 6 CALEDONIA RD, SHOTLEY GATE - Received 26/09/2017
Elevations - Existing MAST AS IS 2017 - Received 22/09/2017
Elevations - Existing MAST AS BUILT/2001 - Received 22/09/2017
Structural Survey CONDITION SURVEY REPORT TS RIGGING LTD - Received 22/09/2017
Schedule Of Works SPEC FOR VISUAL RESTORATION TS RIGGING LTD - Received 22/09/2017
Heritage Statement HMS GANGES MAST REFURB HAYLINK LTD - Received 22/09/2017

Section B:

Babergh District Council as Local Planning Authority, hereby give notice that **LISTED BUILDING CONSENT 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 works to which this consent relate must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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.

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

3. Within 18 months of the date of the mast being first lowered, the mast shall be repaired and re-erected fully in accordance with those details which shall previously have been agreed, in writing, with the Local Planning Authority under condition 05 of this consent.

Reason: In the interests of the character, integrity and preservation of the building.

4. The mast shall not be lowered until an appropriate programme for the recording of the mast has been submitted to and agreed, in writing, by the Local Planning Authority. The programme for the recording of the mast shall thereafter be implemented as approved.

Reason: In the interests of the character, integrity and preservation of the building.

5. Within 3 months of the date of the mast being first lowered, a precise and comprehensive specification for the repair of the mast shall, together with a full record of the mast as undertaken under condition 04 of this consent and together with a full condition survey of the mast, be submitted to and agreed, in writing, by the Local Planning Authority and shall thereafter be implemented as approved and in accordance with the requirements of condition 03 of this consent.

Reason: In the interests of the character, integrity and preservation of the building.

6. The mast shall not be dismantled until evidence that contract for the repair and re-erection of the mast has been awarded has been submitted and acknowledged in writing by the Local Planning Authority.

Reason: In the interests of the character, integrity and preservation of the building.

SUMMARY OF POLICIES WHICH ARE RELEVANT TO THE DECISION:

CN01 - Design Standards
CN06 - Listed Buildings - Alteration/Ext/COU

NOTES:

1. **Listed Building Note**

This listed building consent relates solely to the plans, drawings, notes and written details submitted with the application or as subsequently amended in writing and referred to in this notice. Any variation of the works or additional works found necessary before work starts or while work is in progress or required under the Building Regulations, or by the County Fire Services or environmental health legislation may only be carried out after approval by the Local Planning Authority. Unauthorised modifications, alterations or works not covered by this consent may constitute an offence under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and may render the applicant, owner(s), agent and /or contractors liable to enforcement action and/or prosecution.

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/17/04817

Signed: Philip Isbell

Dated: 21st November 2017

**Corporate Manager
Growth & Sustainable Planning**

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.

Babergh District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.babergh.gov.uk

Mid Suffolk District Council

Endeavour House, 8 Russell Road, Ipswich IP1 2BX
Telephone: (0300) 1234 000
SMS Text Mobile: (07827) 842833
www.midsuffolk.gov.uk

Appeals to the Secretary of State:

- 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 section 78 of the Town and Country Planning Act 1990.
- As 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 [reference], 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 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.*
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- As this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.*
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
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.

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