



Appeal Decision

Site visit made on 7 January 2025

by A James BSc (Hons) MA MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 January 2025

Appeal Ref: APP/W3520/Y/24/3344969

1 Cross Street, Drinkstone, Suffolk IP30 9TP

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr & Mrs J Hill against the decision of Mid Suffolk District Council.
 - The application reference is DC/23/04637.
 - The works are described as 'replacement front and rear external doors (retrospective application)'.
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Decision

1. The appeal is allowed and listed building consent is granted for the retention of the replacement front and rear external doors at 1 Cross Street, Drinkstone, Suffolk IP30 9TP in accordance with the terms of the application reference DC/23/04637 and the details submitted with it.

Preliminary Matters

2. As the works relate to a listed building, I have had special regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act).
3. Since the Council issued its decision notice, the National Planning Policy Framework (the Framework) has been revised, with the latest version published on 12 December 2024. Those parts of the Framework most relevant to this appeal remain unchanged. As a result, I have not sought further submissions on the revised Framework, and I am satisfied that no party has been prejudiced by my approach.
4. While plans of the existing and replacement doors were not submitted to the Council during the course of the listed building consent application, the Council validated the application and issued their decision based on the information submitted, which included photographs of the existing and replacement doors. I am content that I have sufficient information before me with which to make my decision.

Main Issue

5. The main issue is whether the works preserve a Grade II listed building, known as 'Stott Cottages' (Ref: 1032610), and any features of special architectural or historic interest that it possesses.

Reasons

6. Stott Cottages is a Grade II listed building, which dates back to the 16th century. While it was originally built as one dwelling, it now comprises of a pair of semi-

detached cottages. Stott Cottages is two storeys high and has a timber frame. It has a rendered finish and a cedar shingle roof. It has small pane, late 19th century or early 20th century, timber casement windows. At the time of listing, both cottages were described as having mid-20th century half glazed entrance doors.

7. Based on my site visit and the evidence before me, I find that the listed building's special interest, insofar as is relevant to this appeal is derived from its historic and architectural interest, as an illustration of 16th century domestic architecture. The building's surviving historic fabric, its timber frame, use of traditional materials and its pleasing architectural style make important contributions in these regards.
8. This appeal seeks consent to retain the replacement front and rear external doors. The works have already been carried out and I observed the replacement doors on my site visit.
9. The previous front and rear doors were both constructed of timber and had two panels. The top panel was glazed and the bottom panel was constructed of plywood. The previous doors were installed in the mid-20th century and were modern in appearance. The works have consequently not resulted in the loss of any historic fabric.
10. The replacement front door has a four panel design, with two glazed upper panels and solid raised and fielded lower panels. The replacement rear door has a solid lower panel and four glazed panels. Both doors are constructed of timber and are painted black. The replacement front door has a greater level of detailing and visual interest than the previous door. With the exception of the separated glazed element, the rear door is not dissimilar in its design and appearance to the previous rear door.
11. I appreciate that both doors are modern in appearance and are not characteristic of a building of this age. However, in this case, the doors have replaced 20th century doors, which were also modern in appearance and were of a lower quality, each having a plywood lower panel. Accordingly, the overall effect is neutral thus preserving the special interest of the listed building.
12. Overall, I find that the works satisfy the requirements of the Act and the historic environment policies within the Framework. Listed building appeals are not subject to section 38(6) of the Planning and Compulsory Purchase Act 2004. Consequently, they do not need to be determined in accordance with the development plan, although relevant provisions can nevertheless be material considerations. In this case, I find that the works comply with Policy LP19 of Babergh and Mid Suffolk Joint Local Plan – Part 1, November 2023. This policy among other things requires that heritage assets are preserved, enhanced or conserved in accordance with the statutory tests and their significance.

Conditions

13. While the Council has recommended a standard time limit condition, this is not necessary as the works have already been implemented. An approved plans/document condition is also not necessary as there is no provision for a minor material amendment to a listed building consent.

Conclusion

14. For the above reasons and having regard to all other matters raised, I conclude that this appeal should be allowed.

A James

INSPECTOR