

| 9a          |                                   |                                                                                   | BDC                                          | LPC      |
|-------------|-----------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------|----------|
| Jun-26      |                                   |                                                                                   |                                              |          |
| 00674       | Land north east of Briarside      | Single storey dwelling and garage                                                 | Approval                                     | Approval |
| 01509       | De Vere House Water St            | Listed Building Consent: Replacement render and insulation                        | Approval                                     | Approval |
| 01962       | The Old Manse, Barn St            | Pollard a sycamore tree                                                           | Approval                                     | Approval |
| 01986       | Perseverance House, 47 High St    | Reduce crown of two trees, fell one tree and trim a tree                          | Approval                                     | Approval |
| 05163       | Pegtile Court                     | Installation of an Air Source Heat Pump                                           | Approval                                     | Approval |
| 01475       | Pegtile Court                     | Installation of Air Source Heat Pump                                              | Approval                                     | Approval |
| 01076       | 23 Prentice St                    | Listed Building Consent: Repairs                                                  | Approval                                     | Approval |
| 01738/9     | Barn Cottage, Barn St             | Retrospective permission re refurbishment works                                   | Approval                                     | Approval |
| 01886       | The Hall, Hall Rd                 | Listed Building Consent: Gates                                                    | Approval                                     | Approval |
| Jul-26      |                                   |                                                                                   |                                              |          |
| 01871       | Land west of Park Rd              | Change arable field to Dog Walking area                                           | Withdrawn                                    | Refusal  |
| 01057/1060  | 40 Prentice St                    | Demolition of garage and excavation of garden area to form parking spaces         | Approval after changes to remove PC concerns | Refusal  |
| 01594       | The Angel Hotel                   | Listed Building Consent: Refurbishment                                            | Approval                                     | Approval |
| 02367       | The Lavenhams, Bridge Street Road | Listed Building Consent for internal alterations                                  | Approval                                     | Approval |
| Open items: |                                   |                                                                                   |                                              |          |
| 01302       | Second Meadows Stables            | Erection of a Wellness Centre                                                     | Ongoing                                      | Refusal  |
| 01921       | The Church                        | Solar Panels                                                                      | Ongoing                                      | Approval |
| 01817       | Perseverance House, 47 High St    | Listed Building Consent - installation of a small fibre broadband box             | Ongoing                                      | Approval |
| 02910       | The Angel, Market Place           | Fell two trees                                                                    | Ongoing                                      | Ongoing  |
| 02863       | The Rectory, Church St            | Lift crown lime tree                                                              | Ongoing                                      | Ongoing  |
| 02966       | De Vere House, Water St           | Fell one tree and reduce size of three trees                                      | Ongoing                                      | Ongoing  |
| 02953/4     | De Vere House, Water St           | Erection of a single storey rear extension and alterations                        | Ongoing                                      | Ongoing  |
| 03005       | House Martins, 17 Water St        | Remove a sycamore tree and pollard two sycamore trees                             | Ongoing                                      | Ongoing  |
| 02969       | Poultry Farm Brent Eleigh Rd      | Demolition of four bedroom dwelling and replacement with a three bedroom dwelling | Ongoing                                      | Ongoing  |
| 03099       | Linden, Bears Lane                | Fell Ash Tree and Horse Chestnut both subject to TPOs                             | Ongoing                                      | Ongoing  |
| 03108       | Crooked House, 7 High St          | Listed Building Consent Minor Works                                               | Ongoing                                      | Ongoing  |

## Lavenham Parish Council Planning.

### Planning Applications for consideration at LPC meeting on 6th August 2026 – part 1

**Application for Listed Building Consent. Addition of decorative lime pargetting to the previously approved newly lime-rendered rear elevation. Replacement of one modern rear window with a traditional painted and leaded window.**

#### **The Crooked House 7 High Street Lavenham CO10 9PR**

**Application. No:** DC/26/03108

This application for Listed Building Consent is submitted in support of works approved under Planning Permission DC/24/04658 and Listed Building Consent DC/24/04659

The work is all to the rear of the property and is not visible from the High Street and only partially visible from Hall Road.

The designs are unique, and the applicant has added historic references to explain the choice of design and that it reflects traditional themes. Traditional materials are used.

However, this work does not allow the modern additions to be clearly identified from the old part of the building and is it not clear if it is appropriate to confuse old with new. The proposal does not seek to restore features that are historically accurate and were on this building at an earlier date.

#### **Recommendation to be made at the LPC meeting**

Site Location



Pargeting design overlaid on existing rear view, modern rear window. Historical pargeting as a template.



*Historic figural pargeting on The Old Sun Inn, Saffron Walden*

Existing rear window & proposed design



## Application for Works to Trees subject to Tree Preservation Order WS41 - Fell 1 No. Ash (T1) and Fell 1 No. Horse Chestnut (T3)

**Linden Bears Lane Lavenham Sudbury Suffolk CO10 9RT**

**Application. No:** DC/26/03099

These are both trees in poor condition – see notes below

The request to fell these trees is supported, however the application form requires details of replacement trees to be provided – this is not included in the application.

### **Recommend Refusal**

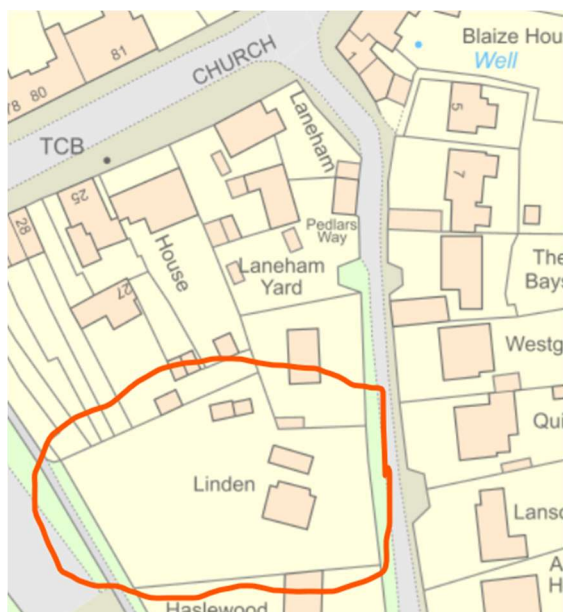
Notes from Application Form:

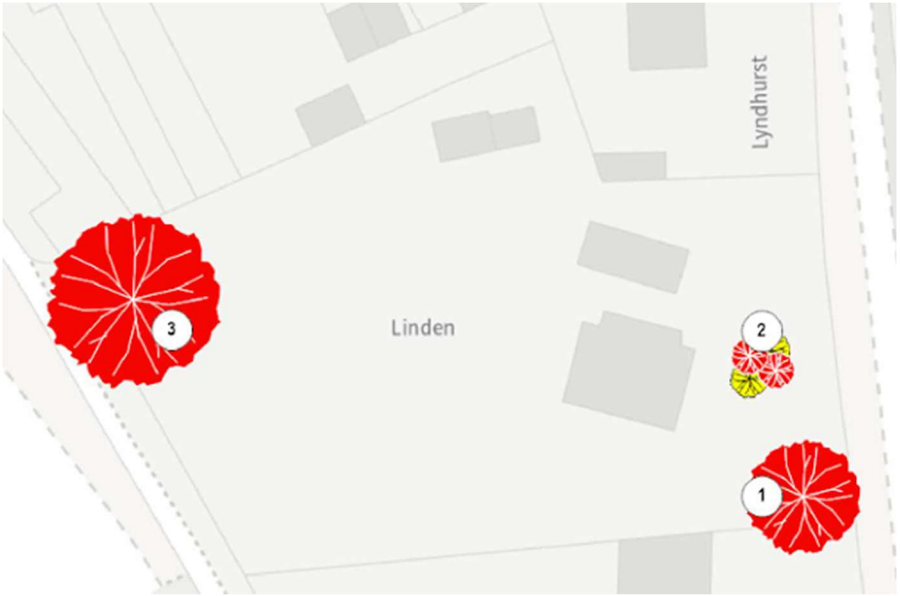
Ash – Tree T1

*'This tree has been in decline for some years. The tree was inspected 3 years ago and there was a recommendation to remove of dead wood and a light reduction (a lot of which was dead ends) A heavy reduction was carried out, which put the tree under additional stress and created some reactive growth and further die-back. Nevertheless, the tree has continued in its decline and growth from Western scaffold limb extending from the main fork is now 60% dead (photo 2). There is also significant die-back in growth from the Eastern Scaffold limb. The client reported a large bracket fungus, which fell off and she then threw away, but it sounded like a Ganoderma bracket and there appears to be remnants of it at around 4m from ground level shown in photo 1, however this is inconclusive.'*

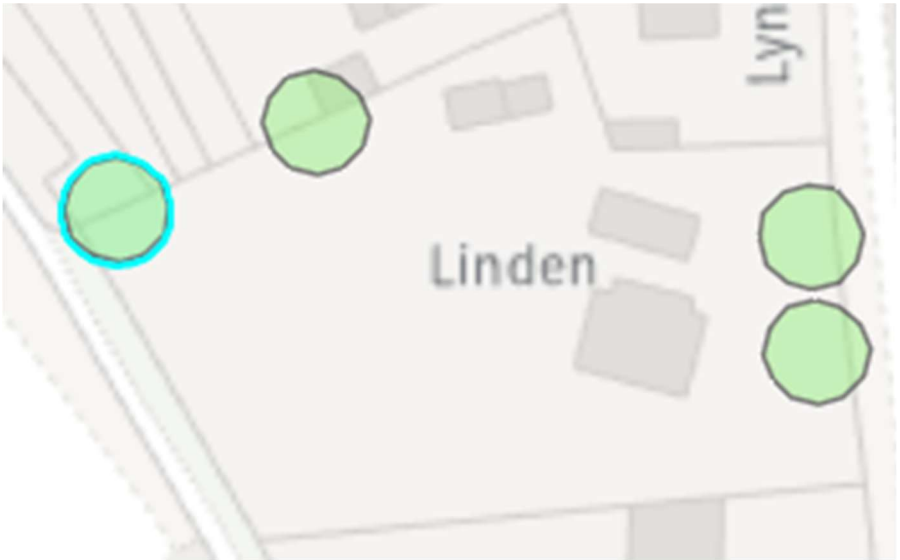
Horse Chestnut – Tree T3

*'An historic wound on the Eastern side of the main stem from ground level to 3m. The wound has decayed and hollowed out a significant proportion of the main stem and is causing concern. Although the tree seems in good health (apart from some bacterial problem on the Northern main stem) the tree has significant load on a compromised stem'*





Tree Preservation Order Map

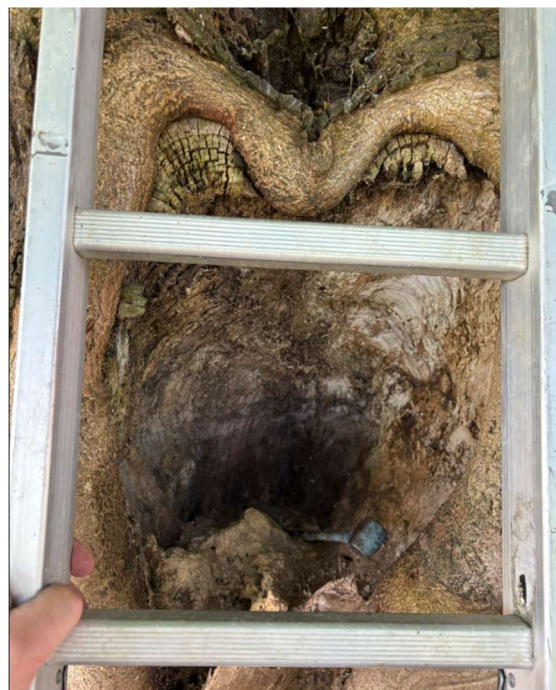








Horse Chestnut T3 (TPO Ref WS41/T124)



View of Horse Chestnut from Public Footpath from Bears Lane to Church St – it is a big tree.





**Application for works to trees in a Conservation Area - Remove T1 Sycamore tree, Pollard T2 and T3 Sycamore trees to approximately 7 metres above ground level, which are also evidently causing damage to the same wall in question. However if these trees are pollarded this should significantly reduce the risk of further damage, caused by root growth.**

## **House Martins 17 Water Street Lavenham Sudbury Suffolk CO10 9RW**

**Application. No:** DC/26/03005

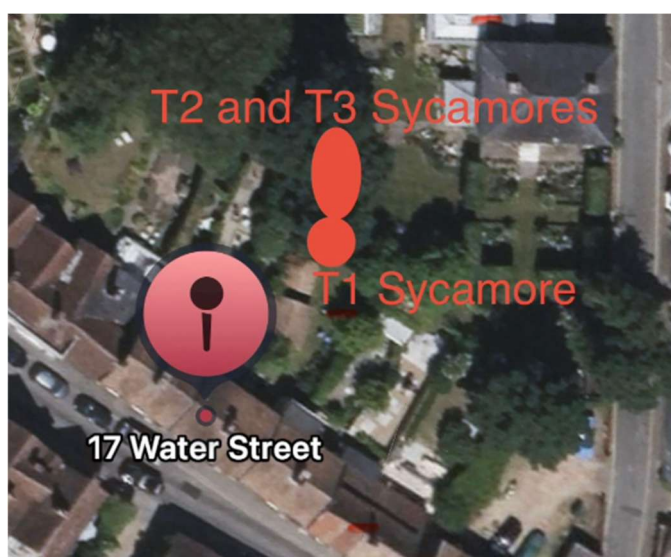
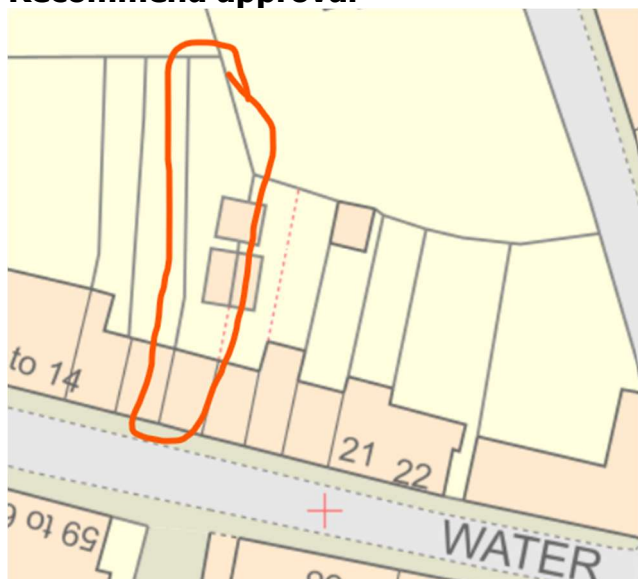
Notes from application:

*'Remove T1 Sycamore tree that is continuously causing significant damage to neighbouring property's wall.*

*To Pollard T2 and T3 Sycamore trees to approximately 7 metres above ground level, which are also evidently causing damage to the same wall in question. However, if these trees are pollarded this should significantly reduce the risk of further damage, caused by root growth'.*

Justification is reasonable in a narrow garden.

### **Recommend approval**



**GRANTED**

## **Discharge of Conditions Application for DC/25/05310 - Condition 7 (Biodiversity Enhancement Strategy)**

**Land To The West Of Sudbury Road Lavenham Suffolk**

**Application. No:** DC/26/02979

**Notification of Works to Trees in a Conservation Area - Fell 1 No. Thuja Occidentalis (T1) and Fell 1 No. Bay Tree (T2)**

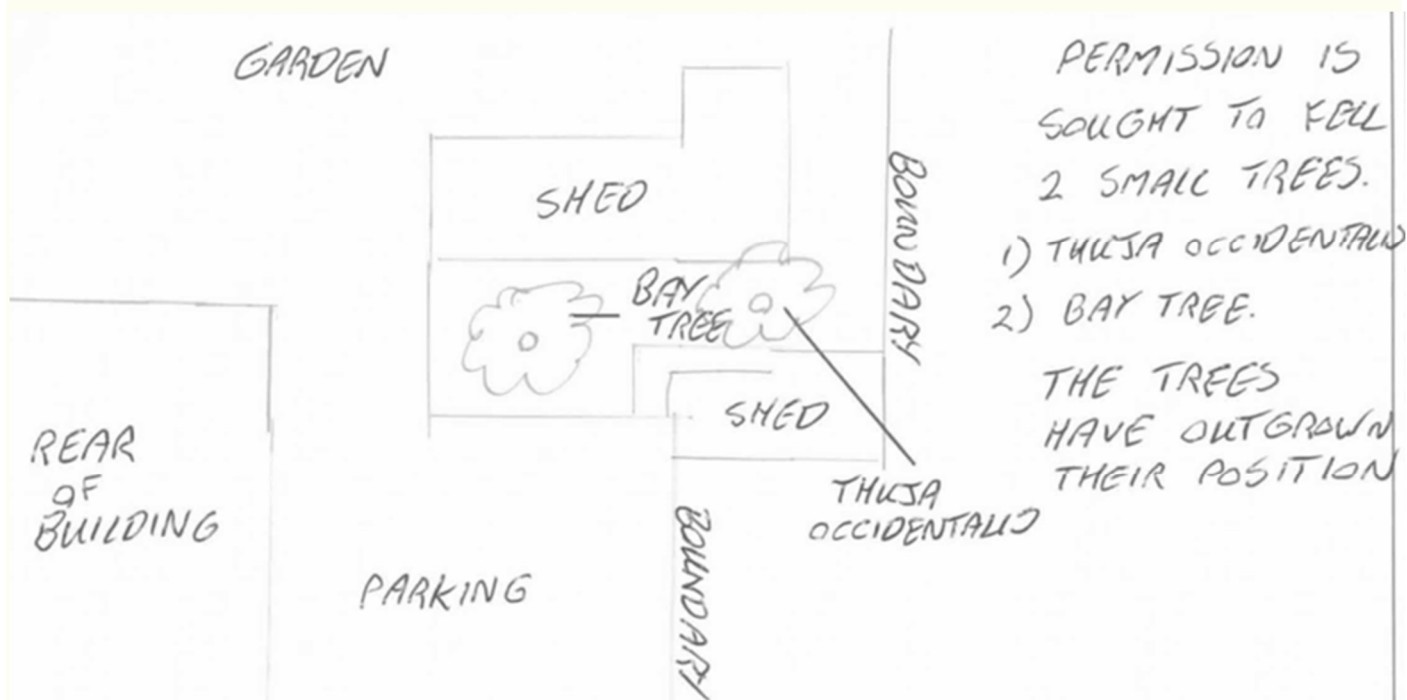
**The Angel Market Place Lavenham Sudbury Suffolk CO10 9QZ**

**Application. No:** DC/26/02910

Justification is that trees have outgrown their position in-between 2 sheds.

This is reasonable

**Recommend Approval**







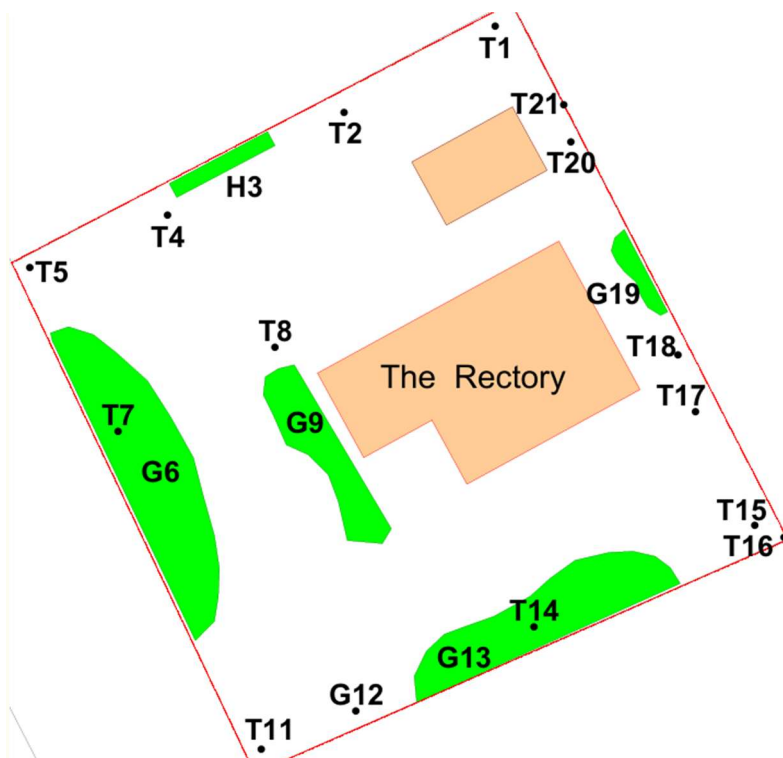
**Application for works to Trees subject to Tree Preservation order WS41/A1 - Crown lift 1 No. Lime (T1) to 3 metres above ground level**

**The Rectory Church Street Lavenham Sudbury Suffolk CO10 9SA**

**Application. No:** DC/26/02863

The work is ongoing tree maintenance.

**Recommend Approval**



## Lavenham Parish Council Planning.

### Planning Applications for consideration at LPC meeting on 6th August 2026 – part 2

#### Notification of works to Trees in a Conservation Area - Pollard 1 No. Corkscrew Willow (T1) to 5m, Reduce 1 No. Oak (T2) by 30%, Reduce 1 No. Sycamore (T3) by 30% and Fell 1 No. Sycamore (T4)

**De Vere House Water Street Lavenham Sudbury Suffolk CO10 9RW**

**Application. No:** DC/26/02966

Trees are not protected by a Preservation Order. Regular maintenance of trees.

**Recommend Approval conditional on Tree 4 being replaced as described in the application form.**

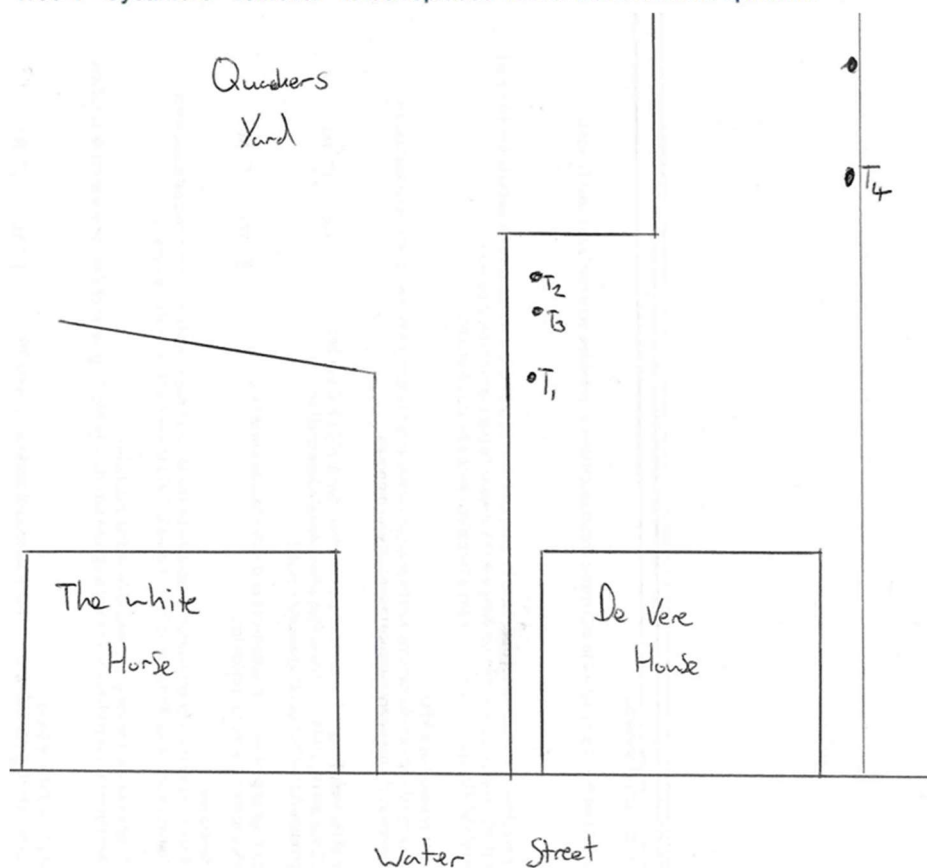
Text From application form:

Tree 1 - Corkscrew Willow - to pollard at 5m to allow regrowth of a more compact crown

Tree 2 - English Oak - 30% reduction

Tree 3 - Sycamore - 30% reduction

Tree 4 - Sycamore - removal - to be replaced with a more suitable specimen





## **Householder Application - Erection of a single storey rear extension and alterations.**

### **De Vere House Water Street**

**Application. No:** DC/26/02953

## **Application for Listed Building Consent - Works to facilitate erection of a single storey rear extension and alterations.**

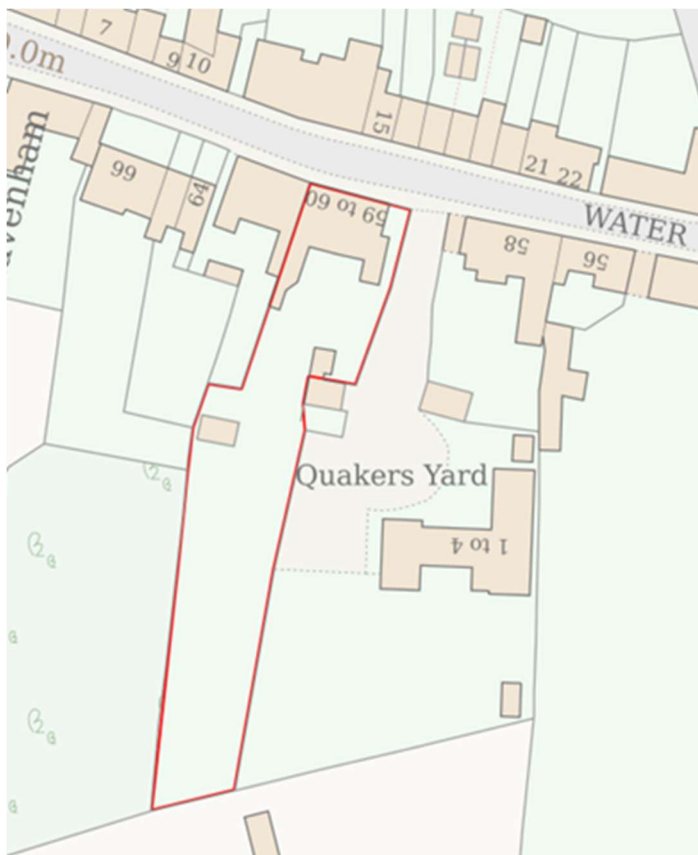
### **De Vere House Water Street**

**Application. No:** DC/26/02954

De Vere House is Grade I listed and in the Conservation Area.

The proposed extension is to the 20<sup>th</sup> century modern extension to the rear of the house. Access is improved by a ramp to a new kitchen door and the shower window is replaced. In addition, the current modern glazed pergola, which is in poor condition (see photo 1) is replaced by an Oak fully glazed link which connects to the new Sitting Room. An amended landscape area with a new flowerbed is created, along with steps for external access to the glazed link. Materials are to match existing, and extension is single storey and is subservient to the house so will have minimal impact to the visual appearance of the rear of the property. The rear wall of the property was recently re-rendered with smooth lime, and this is not affected. Heritage assets are not affected.

## **Recommend Approval**





[illegible]



[illegible]

Plans and Elevations before



Elevation AA

Elevation BB



Datum line 55.00m

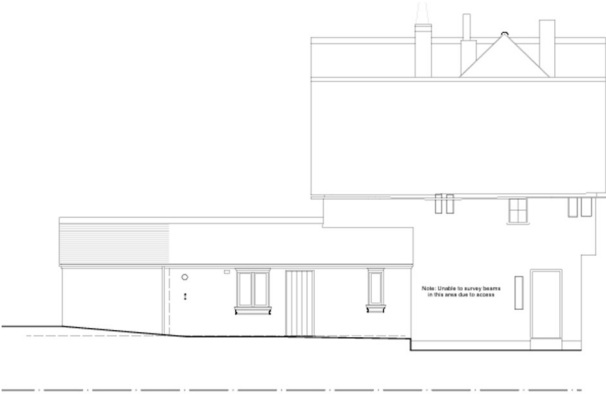
Elevation CC

Elevation DD

# Plans and Elevation after

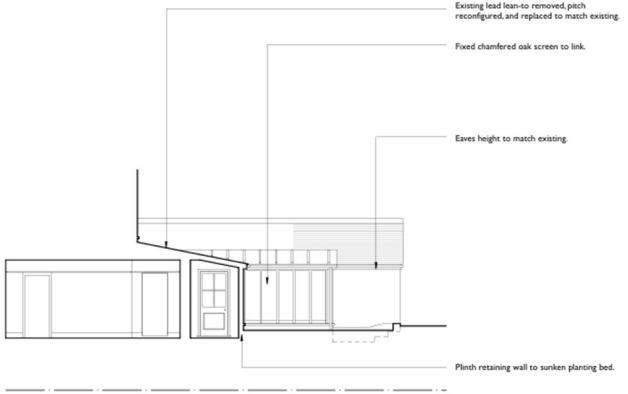


Elevation AA



Elevation DD

Elevation CC



Section Through

## Proposed Materials:

|                 |   |                                                                                            |
|-----------------|---|--------------------------------------------------------------------------------------------|
| Walls           | - | Soft red brickwork plinth laid in Flemish bond. Render to match existing                   |
| Roof            | - | Continuation of plain tiles on pitched extension to match existing<br>Lead to lean-to link |
| Joinery         | - | Oak to glazed link. Painted timber to gabled extension element                             |
| Rainwater goods | - | Cast metal                                                                                 |



Architectural floor plan of a small house. The plan shows three main rooms: a large "Living / Bed" area on the left, a "Kitchen" area on the right, and a "Shower" area at the top right. A dashed line runs horizontally across the middle of the plan, separating the Living / Bed area from the Kitchen and Shower areas. A label "Elevation C" is positioned to the left of the plan, with two arrows pointing towards the left wall of the Living / Bed area. The plan also includes several door openings and a small window in the Living / Bed area. A small asterisk (\*) is located near the top right corner of the plan.

Architectural floor plan of a residential unit showing proposed changes and ramp access to the kitchen. The plan includes rooms: Bed (56.65 FL), Shower, Kitchen (56.73 FL), Sitting (56.65 FL), and a green-shaded area labeled 56.90. A ramp with a 1:12 slope leads from the sitting area to the kitchen. Elevation D is shown on the right. Annotations include 'Existing window replaced', 'Existing window removed and new door and window installed', and '1:12 ramp with brick retaining wall to edge to match adjacent.'



*Photo 1 Existing covered area and pitched roof extension*





*Photo 2 Pitched roof gable end where a small extension is proposed*



*Photo 3 Side of the existing extension*

## **Lavenham Parish Council Planning.**

### **Planning Applications for consideration at LPC meeting on 6th August 2026 - Part3**

#### **Full Planning Application - Erection of a replacement detached three-bedroom dwelling (following demolition of existing four-bedroom dwelling)**

##### **Application. No: DC/26/02969 The Poultry Farm Brent Eleigh Road**

Site is outside the Conservation Area and the Built Up Area Boundary so is classified as Agricultural.

This application proposes the demolition of the existing house on Poultry Farm, which is in a very poor condition, and replacing it with a new house built detached from Glenholme covering the same floor area.

Note the Existing house and the replacement house are both in a High-Risk Flood Zone but given that this is a relocate property of the same floor area the risks are unchanged. As stated in the Design and Access Statement, provisions are made in the design for safe exit from the building and use of material that will allow for easier refurbishment in the event of flooding.

The Design and Access Statement confirms that several iterations of pre-application advice were sought from the planning office - see this extract for a summary. This is following good practice.

##### **Response to Pre-Application Advice:**

All matters covered in the pre-application advice have all been considered and are reflected in this application

- ✓ dwelling relocated
- ✓ wholly within residential curtilage
- ✓ reduced scale
- ✓ revised architecture
- ✓ flood strategy retained
- ✓ ecology surveys completed
- ✓ replacement dwelling now compliant with LPO4

Unlike the earlier concept, the current proposal no longer includes any commercial use and instead comprises solely the replacement of the existing dwelling with a single-family home.

The application also explains the use of materials that complement the adjacent Glenholme property with a similar style and proportions. Consideration of roof lines and the street scene has also been taken to ensure an appropriate mass and scale in relation to the Properties on Brent Eleigh Road.

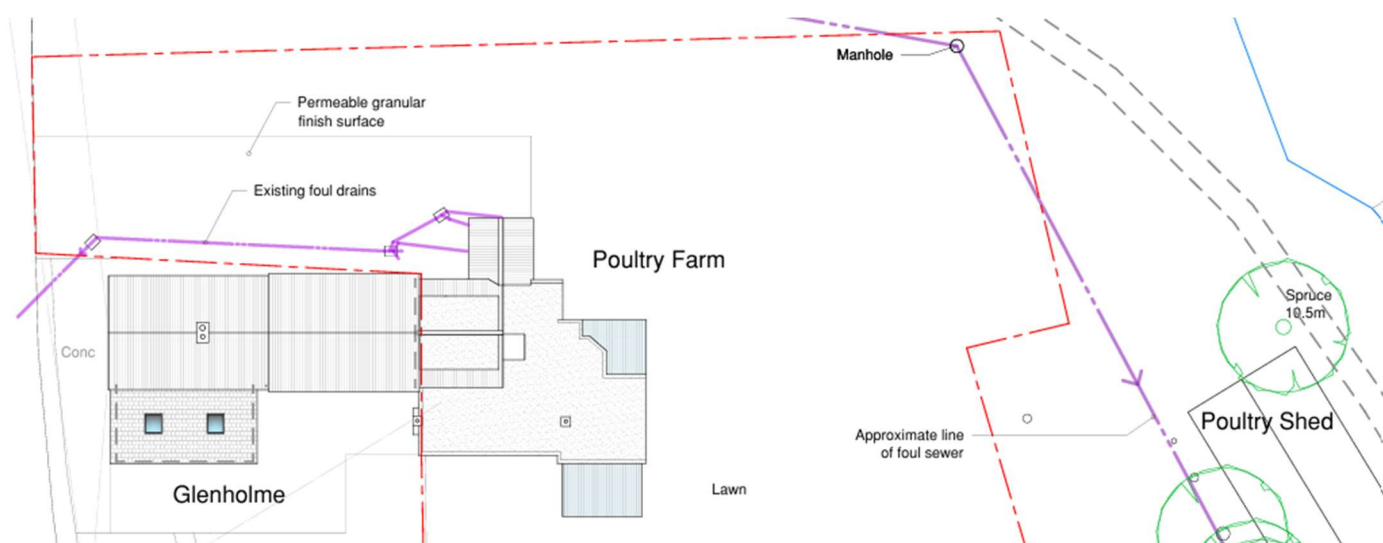
The design proposes solar panels on the south facing rear roof and a ground source heat pump.

### **Decision to be Made at the Parish Council Meeting**





Existing and proposed site plans, showing existing building removed and rebuilt as a detached house





**Fig.1 - A view of the existing house looking south with the recently extensively refurbished neighbouring property (Glenholme) to the right.**



**Fig.5 - The existing house looking westward with the recently extensively refurbished neighbouring property (Glenholme) behind. The houses in the background are the other side of the Brent Eleigh Road and are significantly higher.**





**Fig.2 - The existing permeable granular finished drive to Poultry House coming off Brent Eleigh Road**

**Proposed House Elevations**



**Front Elevation**  
North-west  
Scale 1:100

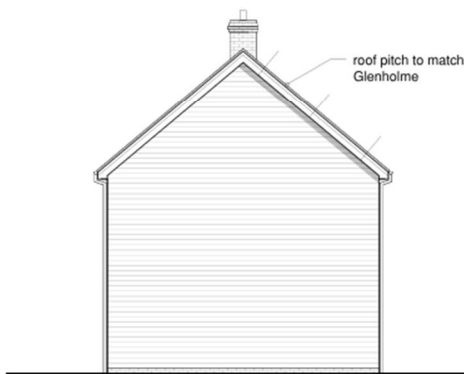


**Side Elevation**  
South-west  
Scale 1:100



### Rear Elevation

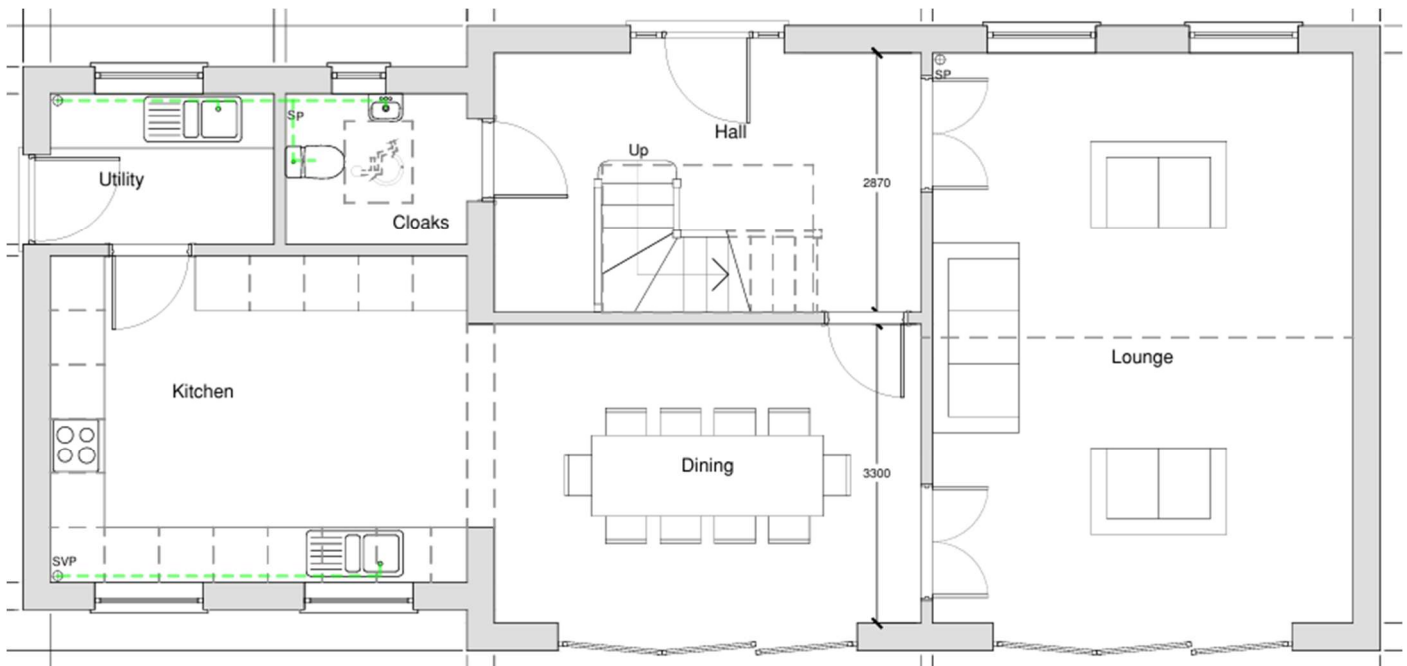
South-east  
Scale 1:100



### Side Elevation

North-east

Ground floor plan easy and safe egress in the event of flooding





First floor plan – all bedrooms are upstairs for safety reasons in the event of flooding

