



**Nicholas Ward BA (Hons) MSc MRTPI**  
**Chief Planning Control Officer**  
**Babergh District Council**  
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## **CONSERVATION AREA CONSENT**

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

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**Correspondence Address:**  
Martin Robeson Planning Practice  
21 Buckingham Street  
LONDON  
WC2N 6EF

**Applicant:** Tesco Stores Ltd

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#### **Part 1 - Particulars of Application**

Date of application: 15 February 2008  
Date Received: 18 February 2008

**Application No: B/08/00309/CAC/NW**

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#### **Particulars and location of development:**

**Application for Conservation Area Consent - Demolition of Bridge House.**  
**19 Bridge Street, Hadleigh, Ipswich, IP7 6BY**

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#### **Part 2 - Particulars of decision**

The **Babergh District Council** hereby give notice that **Conservation Area Consent has been granted** for the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:

1. 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.
2. No works of demolition shall commence on site until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.
3. Prior to the commencement of the demolition hereby approved a schedule of the materials to be salvaged for re-use in the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved schedule.
4. All materials arising from the demolition of the buildings that are not be re-used in the development shall be removed from site within three months of the commencement of the works unless otherwise agreed in writing by the Local Planning Authority.

#### **Notes to Applicant:**

1. This permission contains conditions that have to be discharged before the development or use commences. If you do not comply with the condition precedent you could invalidate this permission. A condition precedent cannot legally be complied with retrospectively and a new application could be required. There is normally a charge applicable per request to discharge a condition of a planning permission. The applicant/developer is therefore advised to submit relevant details for all conditions in a single request.

The reason(s) for the imposition of the said condition(s) is/are:

1. To comply with Section 18 of the Planning (Listed Buildings and Conservations Areas) Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
2. In order to protect the character and appearance of the Conservation Area in accordance with saved Policy CN08 in the Babergh Local Plan, 2006.
3. To ensure that materials that are capable of re-use are retained in the interests of safeguarding the character and appearance of the Conservation Area in accordance with saved Policy CN08 in the Babergh Local Plan, 2006.
4. In the interests of safeguarding the character and appearance of the Conservation Area in accordance with saved Policy CN08 of the Babergh Local Plan, 2006.

Summary of Reasons for Approval:

1. The local planning authority is satisfied having regard to the provisions of national policy as expressed in PPS5 that the demolition of Bridge House and the construction of a replacement building would not have an adverse impact upon the character of the Hadleigh Conservation Area and is therefore consistent with saved Policy CN08 in the Babergh Local Plan, 2006.



Nicholas J Ward BA(Hons) MSc MRTPI  
Chief Planning Control Officer

Date: 14 July 2011

