

PEECOCK SHORT LIMITED
82/84 HIGH STREET, NEEDHAM MARKET,
IPSWICH, SUFFOLK IP6 8AW
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Peacock Short Ltd
Property Solutions

Land for Residential Development Ipswich Waterfront

Full planning permission for the erection of 10-storey, 4-storey and 2-storey buildings and Listed Building Consent for the conversion of No. 4 College Street, Ipswich, to provide 64 flats, shops, offices and A3 food and drink accommodation.



Prominent waterfront site comprising the former St Peters Warehouse, 4 College Street and with a frontage to Bridge Street, Ipswich

Guide Price £3,000,000

Planning

Full Planning Permission, Listed Building Consent and Conservation Area Consent were granted by Ipswich Borough Council on the 16 February 2007. The Planning permission and Listed Building Consent were subsequently renewed on 14 April 2011 and 10 June 2010 respectively. These two permissions are incorporated into these particulars but the Section 106 Agreement relating to planning obligations is available separately. No conditions have been discharged.

Section 106

The key obligations in summary are:

- (a) education contributions of approx. £48,000 payable when 50% of the market units are built and a further £48,000 when the remaining market units are built. These figures are index linked.
- (b) affordable housing comprising a total of 16 units, 8 of which may be provided on site as shared ownership and a further 8 units off-site which are to be rented. Other permutations may be possible.
- (c) environmental improvement contribution of £46,575 for paving the quayside payable when 50% of the market units are built (also index linked).
- (d) open space contribution of £46,240 payable when 50% of the market units are built (also index linked).

Terms and Conditions

The site is offered freehold with vacant possession and with the benefit of the existing planning permissions.

Price: £3,000,000 (Three Million Pounds)

Viewing:

The site is secured but can be seen from adjacent public areas. A detailed inspection of the Listed Building can be arranged but strictly by appointment.

Agents:

Leslie Short of Peacock Short Ltd is handling this sale and can be contacted on 01449 722008 or 07780 692025.

Services:

Prospective purchasers must rely upon their own enquiries of the utility providers to satisfy themselves of availability and capacity. Contacts are:

Electricity EDF Energy 0845 2340040
National Grid 01926 654634
Geodesys 01480 323889
Openreach 0800 012 1387
Essex & Suffolk Water 0845 7820999

Drawings:

Full sets of approved drawings are available to bona fide enquirers via the selling agent. A charge of £72 (inclusive of VAT) will apply.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title document. A Buyer is advised to obtain verification from their Solicitors.

SCHEDULE OF ACCOMMODATION

	Gross Internal Floor Areas			
	Residential		Commercial	
	sq. metres	sq. feet	sq. metres	sq. feet
Ground Floor	169.1	1819.1	450.9	4843.8
First Floor	288.7	3107.5	655.2	7052.5
Second Floor	835.7	8995.4	0	0
Third Floor	835.7	8995.4	0	0
Fourth Floor	722.8	7780.2	0	0
Fifth Floor	722.8	7780.2	0	0
Sixth Floor	722.8	7780.2	0	0
Seventh Floor	510	5489.6	0	0
Eighth Floor	510	5489.6	0	0
Ninth Floor	331.5	3568.2	0	0
Total:	5649.1	60805.4	1106.1	11896.3

**TOWN AND COUNTRY PLANNING ACT
1990
TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT
PROCEDURE)
(ENGLAND) ORDER 2010**



To: William Brown
84 High Street
Needham Market
Suffolk
IP6 8AW

Agent for:
Beeson Properties Ltd

Council's Reference Number: IP/10/00343/FUL

GRANT OF FULL PLANNING PERMISSION

Ipswich Borough Council, as local planning authority, hereby **GRANT** Full Planning Permission for:

Renewal of Planning Permission IP/01/00849/FUL for the erection of 10 storey, 4 storey and 2 storey buildings and alterations to 4 College Street to provide 64 flats, Class A1 and A2 shops, B1 offices, A3 restaurant, car parking and external works.

at: Former St Peters Warehouse Site 4 College St St Peters Dock Bridge Street Ipswich Suffolk

in accordance with your application reference number IP/10/00343/FUL received 06.05.2010 .

By virtue of Section 91 of the Town and Country Planning Act, 1990 this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of three years beginning with the date of this notice.

This permission is also subject to the following condition(s): -

1. The development shall be carried out in its entirety in accordance with the details shown on the following submitted drawings Nos: 3013/30B, (received 17th June 2003), 22E, 24E, 26E, 28E, and 31C, (received 8th October 2003), and 20G, 32D and 34A (received 7th January 2004), and the requirements of any succeeding conditions.
2. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all

existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the substantial completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
4. Before the development is commenced the following details shall be submitted and agreed in writing with the Local Planning Authority:
 - (i) paving and drainage proposals for the exterior parts of the site, including the area between the front face of the building and the quayside, within the application site.
 - (ii) samples of proposed facing materials.
 - (iii) soffit details of colonnades.
 - (iv) canopy details.
 - (v) rear courtyard elevations and 1:50 scale details of key elements of the building sufficient to demonstrate the handling of key design features.
 - (vi) shop/office front details.
 - (vii) refuse storage proposals.
 - (viii) cycle parking proposals.
 - (ix) noise mitigation measures for the residential accommodation.
5. The commercial areas of the building shall be put to uses within Use Classes A1, A2, A3, or B1 of the Town and Country Planning Use Classes Order, 1987 as amended.
6. None of the premises shall be occupied unless and until all external parts of the site have been laid out in accordance with the details agreed under condition 4(i), unless a revised timetable has been agreed in writing with the Local Planning Authority.
7. The forecourt area to St. Peter's Dock shall be kept available for pedestrian access/passage, for outdoor seating and for limited parking/loading purposes which shall be limited to those areas shown on the drawing to be submitted and agreed under condition 4(i). There shall be no storage of refuse or refuse containers on this area, and the area shall not be enclosed in any manner.
8. Any external plant or equipment on the building shall only be as may be agreed in writing with the Local Planning Authority.
9. Unless otherwise agreed in writing with the Local Planning Authority, before any of the development is first occupied (i) the existing redundant pavement crossings shall be paved out and (ii) a new pavement crossing shall be constructed to Bridge Street.
10. No development shall take place on the site until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the developer and approved in writing by the local planning authority.
11. Before development commences, details of a scheme of decontamination measures (to include remediation methodology, timescale and validation arrangements) shall be submitted for prior written approval of the Local Planning Authority and such measures shall be carried out as approved.
12. None of the new build shall be occupied unless and until the Listed Building 4 College Street has been repaired and made ready for occupation, in accordance with the details

shown in this approval and Listed Building Consent IP/02/01236/LBC or any subsequent amending approval/consent.

13. Before any of the development is first occupied, a work of Artistic merit shall be provided within the curtilage of the site, in accordance with details to be submitted and agreed beforehand with the local planning authority.
14. All new build residential accommodation within the proposed development shall be constructed with a minimum finished floor level of 5.67m AOD.
15. Prior to the commencement of the development hereby approved, a flood evacuation plan shall be submitted to and agreed in writing with the Local Planning Authority and thereafter implemented in full prior to the first occupation of the development. The flood evacuation plan should include provision for flood warnings and evacuation prior to a flood event; details explaining what people should do if they are in the building when a flood occurs; a training plan for building managers and occupants; details of locations of first aid and flooding information packs; and details of convenient access point to the building above ground floor level for emergency services in the event of a flood. Appropriate notices shall be erected in numbers, positions and with wording to be agreed with the Local Planning Authority detailing the nature of the flood risk and actions to be taken. The notices shall be kept legible and clear of obstruction at all times.
16. Prior to the commencement of the development hereby approved, an assessment into the hydrostatic and hydrodynamic pressures acting upon the new build element of the scheme, and an assessment of the potential scour on the foundations, in the event that a breach or overtopping of the defences occurs shall be submitted to and approved in writing by the Local Planning Authority.
17. Prior to the commencement of development hereby approved, a scheme for the provision and implementation of flood resilience measures up to a level of 5.67m AOD for the new build element of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in its entirety before the development is first occupied and be constructed and completed in accordance with the approved plans and particulars and in line with the CLG publication "Flood Resilient Construction: Improving the flood.
18. Prior to the commencement of the development hereby approved a scheme to protect any proposed electricity substation and plant rooms from flood risk shall be submitted to and approved in writing by the Local Planning Authority.
19. All non-residential accommodation with finished floor levels below 5.67m AOD shall be provided with pedestrian access to a safe refuge above that level for use in flood conditions.

The reasons for the above conditions are as follows: -

1. 4. and 6. In the interests of visual amenity and highway safety and to ensure compliance with Ipswich Local Plan Policies WD1, WD3, WD8, WD11, WD17, WD18, WD19, BE30, BE33, BE34, BE37, BE46, H10, RL6, CF8, T10 and T8.
2. and 3. In the interest of visual amenity and to ensure compliance with Ipswich Local Plan Policy NE6.

5. To achieve a suitable mix of land uses in the Wet Dock area, in accordance with the Wet Dock policies of the Ipswich Local Plan.
7. In the interests of visual amenity and highway safety and to ensure compliance with Ipswich Local Plan Policies WD1, and WD8.
8. In the interest of visual amenity and to ensure compliance with Ipswich Local Plan Policy BE34.
9. In the interest of highway safety and to ensure compliance with Ipswich Local Plan Policy T8.
10. The site is of major archaeological significance and should be properly recorded before development takes place and thereby to ensure compliance with Ipswich Local Plan Policies BE46 and BE47.
11. In the interests of public health and amenity and to ensure compliance with Ipswich Local Plan Policies NE21 and NE22.
12. To ensure that the Listed Building is fully repaired and likely to return to use, in furtherance of Local Plan Policies on the Built Environment.
13. To secure the appropriate enhancement of the site and the area generally, in accordance with the Percent for Art initiative, and in furtherance of Ipswich Local Plan policy BE3.
14. To provide refuge for occupants in extreme flood events and to ensure compliance with the requirements of PPS25.
15. To ensure the appropriate protection to the future occupants of the development in the event of flooding and to ensure compliance with the requirements of PPS25.
16. To demonstrate that the development would remain standing during a 1 in 100 year return period flood event (inclusive of climate change) and to ensure compliance with the requirements of PPS25.
17. To minimise the damage to the development in the event of flooding and enable a faster recovery once floodwaters have subsided and to ensure compliance with the requirements of PPS25.
18. To minimise the damages to the development in the event of flooding and enable a fast recovery once floodwater has subsided and to ensure compliance with the requirements of PPS25.
19. To ensure the appropriate protection of the future occupants of the building in the event of flooding and to ensure compliance with the requirements of PPS 25.

INFORMATIVES

- 1 This permission is subject to a related obligation dated 14th April 2011 under S106 of the Town and Country Planning Act 1990.
- 2 By virtue of Part 3 Class E of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995, as amended, changes of use may be made between any of the alternative uses hereby permitted for a period of 10 years from the date of this permission, without the need for a further planning permission. This is subject to compliance with any conditions attached to the permission.

- 3 There is now a planning fee payable for applications in writing to discharge planning permission conditions. The rates as prescribed by Central Government are £85 for each written request (£25 for householder development).

Paper copies of the Regulations and the Circular can be purchased from The Stationery Office, telephone 0870 600 5522. The Regulations - as Statutory Instrument 2008/958 - can also be viewed on the website www.opsi.gov.uk/legislation. The Circular, Planning-related fees, will be available to read or download on the Planning/Circulars pages of the website www.communities.gov.uk.

The following is a summary of the reasons for the grant of permission:-

1. The development is compliant with the Local Plan Policies for the regeneration of the Waterfront area. Its mixed uses should contribute to the vitality of the area, and building will suitably terminate this frontage of imposing dockside buildings. The scheme also secures the preservation of a Grade II Listed Building.

The following is a summary of the policies and proposals in the development plan that are relevant to this decision:-

1. Suffolk Structure Plan 2001 - Policies ENV1, CS1, CS2, and CS3 and Ipswich Local Plan Policies WD1, WD3, WD8, WD11, WD17, WD18, WD19, BE30, BE33, BE34, BE37, BE46, H10, RL6, CF8, T10 and T8.

Dated: 14th April 2011

Please note that this decision notice is a computer-generated copy of the original.

Signed:



Mike Tee
Head of Planning, Transport and
Regeneration
Grafton House
15 -17 Russell Road
Ipswich IP1 2DE

SEE NOTE BELOW/OVERLEAF

N.B. This permission is not an approval under the Building Regulations; Approval under those regulations may also be required

NOTES

1. If you are aggrieved by the decision of your Local Planning Authority to refuse permission or approval 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.
2. If 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, 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.
3. 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.
4. If 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.
5. 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.
6. Appeals must be made using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
7. The Secretary of State can allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
8. 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.
9. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.
10. If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
11. In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park Authority for that Park, or in any other case the District Council (or County Council which is exercising the function of a District Council in relation to an area for which there is no District Council), London Borough Council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(LISTED BUILDINGS AND CONSERVATION
AREAS)
REGULATIONS 1990**



To: Peacock Shorts Ltd
84 High Street
Needham Market
Suffolk
IP6 8AW

Agent for:
Beeson Properties Ltd

Council's Reference Number: IP/10/00342/LBC

GRANT OF LISTED BUILDING CONSENT

Ipswich Borough Council, as local planning authority, hereby **GRANT** Listed Building Consent for:

Renewal of Planning Permission IP/02/01236/LBC for the erection of 10 storey, 4 storey and 2 storey buildings and alterations to 4 College Street to provide 64 flats, Class A1 and A2 shops, B1 offices, A3 restaurant, car parking and external works.

at: Former St Peters Warehouse Site 4 College St St Peters Dock Bridge Street Ipswich Suffolk

in accordance with your application dated 06.05.2010.

By virtue of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, this permission is granted subject to the condition that the development to which it relates must be begun not later than the expiration of three years beginning with the date of this notice.

This consent is also subject to the following condition(s): -

1. This consent relates to the details shown on drawing no. 3013/33A, received 17th June 2003.
2. Before commencement of the works a full survey schedule and specification for the external and internal repair and modification works, including reinstatement of the areas of fire damage, shall be submitted and agreed in writing with the Local Planning Authority, and the agreed works shall thereafter be carried out in their entirety.
3. A scheme of hard and soft landscaping for the curtilage and immediate environs of the building shall be submitted and agreed in writing with the Local Planning

Authority before commencement, and be completed before the building is first reoccupied.

4. Consideration shall be given with the Local Planning Authority to the reinstatement of the carved main gable bargeboards currently held by Ipswich Museum, as part of the scheme of works to be agreed under condition (2) above.

The reasons for the above conditions are as follows: -

- 1.2.3. and 4. To secure suitable authentic detailing on this Listed Building, in the interests of its amenity and heritage value.

INFORMATIVE

1. This permission is subject to a related agreement under Section 106 of the Town and Country Planning Act, 1990.

Dated: 10th June 2010

Please note that this decision notice is a computer-generated copy of the original.

Signed: 

Mike Tee BSc MIE
Head of Planning, Transport and
Regeneration
Grafton House,
15 -17 Russell Road
Ipswich IP1 2DE

N.B.THIS PERMISSION IS NOT AN APPROVAL UNDER THE BUILDING REGULATIONS;
APPROVAL UNDER THOSE REGULATIONS MAY ALSO BE REQUIRED.

SEE NOTES BELOW/OVERLEAF

IMPORTANT

1. Attention is drawn to Section 8 of the Planning (Listed Buildings and Conservation Areas Act 1990), the effect of which is that DEMOLITION MAY NOT BE UNDERTAKEN (despite the terms of the consent granted by the Local Planning Authority) until notice of the proposal has been given to the English Heritage, Architectural Investigation Section, Brooklands, 24 Brooklands Avenue,

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Cambridge CB2 2BU, and the Commission subsequently have either been given reasonable access to the Building for at least one month following the grant of consent, or have stated in writing that they have completed their record of the building or that they do not wish to record it.

2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse Listed Building Consent for the proposed works, or to grant Consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to "The Planning Inspectorate, 4/09 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN", in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Secretary of State has power to allow a longer period for giving notice and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed works are in progress.
3. If Listed Building Consent is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the District in which the land is situated a Listed Building purchase notice, requiring the Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.