

<https://historicengland.org.uk/listing/the-list/list-entry/1292437>

The above is the listing for the Smoke House on Raglan Street. We have received the following correspondence in relation to this listing. Including an external email exchange provided by Richard Perkins which I have copied below as well for information.

ESBPT Chair Paul Bradley and I discussed the matter again yesterday and have taken the view that HE was insufficiently robust in their listing review but also concerned that any challenge to them might give rise to the risk of removing the HE listing entirely. This was, in part why I raised the question of locally listing the structures to cover a broader building footprint. It would be interesting to know the LTC position, because ESC has yet to respond.

Regards

Richard

Richard Perkins

Secretary, Director & Trustee

East Suffolk Building Preservation Trust

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Many thanks Liz

It's ironic that despite excluding the first floor loft fronting Raglan Street from the listing, it is a photograph of that elevation that is attached to the List entry.

I believe we should all be concerned that this will provide an opportunity for the new owner of the property to seek to demolish the unlisted elements and infill with a two storey residential unit. Such development if permitted would leave the smokehouse only accessible from the rear service road and almost out of site and possibly unusable in the future.

Is there a possibility of a local listing of the two omitted parts?

Best wishes

Richard

Richard Perkins
+44 07798 724094

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From: Elizabeth Martin <Elizabeth.Martin@eastsuffolk.gov.uk>
Sent: Friday, July 3, 2020 8:08:58 AM
To: Karen Staples <Karen.Staples@eastsuffolk.gov.uk>; 'Paul Bradley' <paul@paulbradleyarchitecture.com>; Richard Perkins <rwp@richard-perkins.co.uk>
Cc: Robert Scrimgeour <Robert.Scrimgeour@eastsuffolk.gov.uk>
Subject: FW: Raglan Smoke House: Notification of Designation Decision

Hi All

For your information, the updated List description for the Smoke House has just been published by Historic England.

Interestingly it specifically omits some of the structures on the site; ***“The first-floor structure facing onto Raglan Street and the rear lean-to to the north are not included in the listing.”***

Therefore these structures are now not able to be classed as being curtilage Listed and so not covered by the protection afforded by designation.

<https://historicengland.org.uk/listing/the-list/list-entry/1292437>

Regards
Liz



Elizabeth Martin | Senior Design & Conservation Officer
East Suffolk Council
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www.eastsuffolk.gov.uk www.eastsuffolkmeansbusiness.co.uk

East Suffolk Council will continue to review and prioritise the delivery of its services during this unprecedented time. The COVID-19 outbreak will severely impact what we are able to do, however we will continue to support and protect our communities, delivering the critical services you need.

From: Julie.Aldous@HistoricEngland.org.uk <Julie.Aldous@HistoricEngland.org.uk>

Sent: 02 July 2020 20:01

To: Elizabeth Martin <Elizabeth.Martin@eastsuffolk.gov.uk>

Subject: Raglan Smoke House: Notification of Designation Decision

Miss Elizabeth Martin
Design & Conservation Officer
East Suffolk Council
4 Canning Road
Lowestoft
NR33 0EQ

Our Ref: 1469791
Direct Line: 01223 582726
EMail: Julie.Aldous@HistoricEngland.org.uk

2nd July 2020

Dear Miss Martin,

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST**

**Raglan Smoke House, 37 Raglan Street, Lowestoft, Suffolk
List Entry Number: 1292437**

As you will know from our earlier letters we have been considering amending the entry for the above building on the List of Buildings of Special Architectural or Historic Interest.

We have taken into account all the representations made, and completed our assessment of the building. Having considered our recommendation, the Secretary of State for Digital, Culture, Media and Sport has decided to amend the entry for Raglan Smoke House on the List of Buildings of Special Architectural or Historic Interest. The building remains listed at Grade II.

Please click on the link below to download a copy of our advice report, which gives the principal reasons for this decision. The List entry for this building, together with a

map, has now been published on the National Heritage List for England, and will be available for public access from tomorrow. This List can be accessed through our website.

<http://services.historicengland.org.uk/webfiles/GetFiles.aspx?av=11E15920-DCF1-4C78-9669-7A130DE5371A&cn=83DAA9A0-3C62-4008-A426-5B86B7E096B8>

Under section 2(5) of the above Act, a copy of the list entry is required to be made available by your local authority for inspection by the public.

There is no statutory requirement for your local authority to notify the owner or occupier of the above building where an amendment to the list involves only a change of grade or description. We will notify owners and occupiers of the changes to the List entry. It is for you to decide whether you also wish to inform them.

Please be aware that the amendment of the entry for the building took effect on the day that the amended List entry was published on the National Heritage List for England.

As of 25 June 2013, the Enterprise and Regulatory Reform Act (ERRA) has enabled a number of heritage reforms, including an amendment to the Planning (Listed Buildings and Conservation Areas) Act 1990 that provides two potential ways to be more precise about what is listed. Whether or not the new provisions have been invoked with regard to this building is explained in the Advice Report. A List entry that makes use of these provisions will clarify what attached and curtilage structures are excluded from the listing and/or which interior features definitively lack special interest; however, owners and managers should be aware that other planning and development management constraints might apply to these structures, and should clarify these with the Local Planning Authority. Further information is available on our website at

<https://historicengland.org.uk/listing/what-is-designation/listed-buildings/listing-and-the-erra/>

If you consider that this decision has been wrongly made you may contact the DCMS within 28 days of the date of this letter to request that the Secretary of State review the decision. An example of a decision made wrongly would be where there was a factual error or an irregularity in the process which affected the outcome. You may also ask the Secretary of State to review the decision if you have any significant evidence relating to the special architectural or historic interest of the building which was not previously considered. Further details of the review criteria and process and how to request a review are contained in the annex to this letter.

Please do not hesitate to contact me if I can be of any further assistance. More information can also be found on our website at <https://historicengland.org.uk>.

Yours sincerely

Julie Aldous

Listing Coordinator (East)

Historic England

24 Brooklands Avenue

Cambridge

CB2 8BU

Privacy Policy

We will always store your personal details securely. We collect data that you provide to us and only ever collect the information we need in order to carry out our statutory purposes and that helps us to deliver and improve our services. We will only share personal data when we are required to by law or with carefully selected partners who work for us. If you would like to know more or understand your data protection rights, please take a look at our privacy policy.

<https://www.historicengland.org.uk/terms/privacy-cookies/>

For a hard copy of the privacy policy please contact us.

Freedom of Information

Historic England is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. Historic England will consult with external parties as necessary prior to releasing information.

Annex 1

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Review Criteria and Process

A review will only be carried out in the following circumstances:

(1) there is evidence that the original decision has been made wrongly. Examples would include:

- where there was a factual error, eg. the wrong building was listed; or
- where there has been some irregularity in the process which has affected the outcome, eg. relevant

considerations were not taken into account or irrelevant considerations were taken into account.

(2) there is significant evidence which was not previously considered, relating to the special architectural or historic interest of the building, as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. An example would be where new evidence relating to the date of a building has been discovered which might make a material difference to the architectural or historic interest of the building.

Having conducted a review, the Secretary of State will either affirm or overturn the original decision. It is important to understand that the original decision will stand until the Secretary of State has made a decision on whether the original decision should be affirmed or overturned. If the original decision is overturned, this will not have retrospective effect.

How to request a review of a listing decision

Reviews are carried out by the Department of Digital, Culture, Media and Sport and review requests should be made on the Department's 'Listing Review Request Form'. The Form is accompanied by Guidance to assist you in making a review request. Both the Form and the Guidance can be downloaded from the 'Reviews of Listing Decisions' page of the Department for Digital, Culture, Media and Sport's website at:

<https://www.gov.uk/how-to-challenge-our-decision-to-list-or-not-list-a-building>

If you are unable to access the website please contact:

The Listing Review Officer
Heritage Protection Branch
Culture Team
Department for Digital, Culture, Media and Sport
4th Floor
100 Parliament Street
London
SW1A 2BQ

Review requests should normally be made within 28 days of the date of this letter. Requests made beyond this period may be considered in exceptional circumstances.



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