

Planning Advisory Group: report to Walberswick Parish Council

DC/21/4777/FUL

Mill Cottage, The Street, Walberswick, IP18 6UE

“Refurbishment and extension to existing store / workshop to form studio / workshop”

30/10/2021

1. Opinion

In the opinion of the Planning Advisory Group the proposed works are detrimental to the Conservation Area (a designated heritage asset) and should be **refused**.

2. Description

Located in the historic heart of the Conservation Area, Mill Cottage was constructed in the late eighteenth or early nineteenth century. The two storey Cottage is arranged with the gable end facing The Street, and the front elevation perpendicular to the road, and therefore highly visible.

Both Mill Cottage and the cart shed are identified within the Walberswick Conservation Area Appraisal as contributing positively to The Street.

It is proposed to substantially alter an existing detached cart shed / workshop. This building, despite being partially screened by planting, remains highly visible from the public carriageway.

The rebuilt cart shed / outbuilding would have enclosed and enlarged accommodation and the resultant built form would increase the foot print 50 per cent, treble the enclosed area, and increase the height of the ridge by 500 mm.

3. Policy background

Three policies from the Local Plan are particularly relevant here; Policy SCLP 11.5 (Conservation Areas), Policy SCLP 11.3 (Historic Environment), Policy SCLP 11.1 (Design Quality), and the Walberswick Conservation Area Appraisal (Dec 2013) is also relevant.

SCLP 11.5 Conservation Areas: The Local Plan supports the objectives of National Planning Policy (NPPF 2021), which states that Heritage Assets should be conserved, including Non-designated Heritage Assets.

Clause b). States that proposals should **preserve or enhance** the character and appearance of the Conservation Area.

Altering the size and appearance of the outbuilding will not preserve or enhance the character of the Conservation Area. An open, rustic, cart shed will become an

enclosed building of increased height and footprint. The built form would be highly visible from The Street.

Clause c) states that proposals should be of appropriate design, scale, form, height, massing and position.

The proposals are not of appropriate design, scale, form, height, massing and position.

Clause d) states, retain features important to the settlement form and pattern.

The proposal would not preserve the settlement form or pattern.

SCLP 11.3 Historic Environment: States that development should make a positive contribution to the historic environment.

The proposed outbuilding would not make a positive contribution to the historic environment.

SCLP 11.1 Design Quality:

Clause b). The clause states that proposals should understand the character of the built, historic, and natural environment and use this understanding to complement local character.

The proposal does not understand the detrimental impact on the street scene.

Clause c) i states that the overall scale and character should clearly demonstrate consideration of its surroundings.

The proposed scale and character reduces the secondary status of the building, in relation to the main house and when viewed from the road.

Clause c) iv, states that proposals should demonstrate a clear relationship between buildings and spaces and the wider street scene or townscape.

The proposals increase the dominance of the outbuilding, impacting the spaces between buildings and the street scene.

The Walberswick Conservation Area Appraisal (Dec 2013)

The Appraisal records “a late eighteenth or early nineteenth century two storey, cottage with dentilled eaves cornice and red clay pan tile roof. Gable end faces The Street. Good timber cart store in the garden”.

The character of this open cart shed would be lost and replaced by a significantly larger built form.

4. Comment

Currently an open cart store and shed have aged into the landscape and is partially screened by vegetation. Although this area is highly visible from the public realm, the open and secondary nature of this structure is not intrusive.

It is proposed to construct an enclosed building of increased footprint and height. To enable these works much of the screening vegetation would be lost. Materials such as corrugated metal roofing are proposed over some of the structure.

Collectively these changes would greatly increase the impact of this secondary building on the street scene and the Conservation Area, and something identified as contributing positively to the Conservation Area would be lost.

5. Conclusion

The cart shed is singled out for its positive contribution within the Walberswick Conservation Appraisal.

The proposal does not preserve or enhance the Conservation Area and is contrary to the policies set out in section 3.0 of this report.

The proposed work would have an adverse effect on the street scene in the historic core of the Village.