

DC/24/1164/FUL

Millside, The Street, Walberswick, Suffolk, IP18 6UE

“Replacement Windows and Doors.”

15.04.24

1. Opinion

In the opinion of the Planning Advisory Group the materials proposed by this application would not preserve or enhance the Conservation Area, and consequently the application should be **refused**.

2. Description

The application proposes the removal of existing white uPVC windows to the rear and side elevations, and the removal of aluminium inserts to the first floor oriel window to the front elevation. It is proposed to install “heritage style multi pane uPVC windows” and the timber front door (not depicted on the existing elevation) is to be replaced with a composite unit.

The property is prominently located within the Walberswick Conservation Area and lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

3. Comment

Planning application DC/23/2450/FUL was approved during September 2023, however the PAG / WPC raised concerns regarding the appropriateness of the specified materials as well as the lack of clarity relating to the existing windows and their retention.

Millside is considered to meet ESC criteria as a NDHA (non designated heritage asset) and is described (along with the adjoining property of Rooftree) within the Walberswick Conservation Area Appraisal as:

Millside and Rooftree form a pair of semi-detached late nineteenth century houses. Prominent gables facing the street (that to Rooftree retains half timbering). Subtle design variations, including the treatment of the entrance porches and ground / first floor window openings. Canted first floor bay window supported on scrolled timber brackets to Millside. Early twentieth century photographs show that the street frontage was originally repeated to the rear making the properties double fronted. Rooftrees was the home of the artist Francis Newberry, Head Master of Glasgow School of Art until 1918, and his wife Jessie who was also a painter. Newberry arranged visits to Walberswick for his Glasgow contemporaries and students. Charles Rennie Mackintosh and his family lodged at Millside in 1914

The attached neighbour (Rooftree) retains its original door and windows to the front elevation, and the house benefits from these retained features (as does the Conservation Area). It should be noted that the existing front elevation included in this application which depicts Rooftree is incorrect almost in its entirety including the details of the arched porch, projecting bay, number of windows and omission of the half-timbered gable.

At Millside the replacement of the original timber front door with a composite unit is not supported.

While the first floor oriel window currently has replacement aluminium inserts the window surround and structure is original, but it is not clear from the application what of the joinery is to be replaced or retained.

In accordance with the Walberswick Conservation Area Appraisal and Management Plan we do not support the use of uPVC within the Conservation Area (see section 4, below).

4. Summary

The detrimental impact of uPVC within the Walberswick Conservation Area is noted on p13 of the appraisal document, and the need to avoid the use of this material is stated on p20, which is further repeated on p52 of the Walberswick Conservation Area Management Plan.

As the proposed material use will not preserve or enhance the character or appearance of the Conservation Area (SCLP 11.5 Conservation Areas, section b) the application should be **refused**.