

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/0135/FUL

Replacement of Timber Stores The Stables, The Street, Walberswick IP18 6UH

1 Opinion

The Planning Advisory Group has no objection to the proposal

2 Description

.1 The site lies within the Conservation Area and forms part of the curtilage of The Stables, the listed Grade II thatched barn which abuts The Street. Adjoining this barn is another, smaller, single storey barn (also part of the curtilage) following the boundary wall to The Street, at the end of which are the timber storage sheds to be replaced.

.2 The new building, comprising two stores and an open fronted cart shed, will stand on the existing plot, partly screened from The Street by the 1.8m high brick and flint boundary wall - a valuable feature of the Conservation Area here which will remain unaltered. The new building will be separate from the wall and the adjoining barn to allow maintenance access. Listed building consent for the works is not required.

.3 The replacement barn will be timber framed and clad in naturally finished larch boarding with a clay pantile roof. Guttering material has not been specified - in this location plastic guttering, downpipes etc would not be appropriate.

.4 The plan dimensions indicate a small increase in footprint which is not considered significant. The width of the building is less than its neighbour as is the roof height as drawn but the ridge height is not dimensioned. This information is required: It is important to keep the ridge as low as possible to maintain the varied roofline characteristic of the Conservation Area in this location.

3 Comment

In the opinion of Planning Advisory Group, the proposed building will not detract from the quality of the Conservation Area. Before granting consent, clarification of the ridge height is required and the material to be specified for rainwater goods.

