

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/21/4226/LBC

The Parish Lantern, The Green, Walberswick, IP18 6TT

Demolition of modern internal partition walls to improve connection with rear courtyard garden. Adjustment of existing window and door openings to west elevation. Removal of existing timber cladding and recladding of west elevation with feather edge weatherboarding. Installation of WC and kitchen/servery area including associated mechanical and electrical works. Addition of secondary glazed doors behind existing garage doors (east elevation) for security and thermal comfort.

03.10.21

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved**.

2. Description

The Parish Lantern is a late 18th / early 19th century Grade II listed structure, prominently located within the Walberswick Conservation Area. It has operated successfully as a tea room and gift shop for a number of years, and is a valued village asset.

The application concerns the removal of internal partitions, minor alteration of door and window openings and the addition of timber cladding, all to a rear single storey addition. Inner leaf glazed doors, to be set behind existing external timber doors, are proposed to be added to the front elevation of a side addition.

3. Comment

The proposed partition removal, door and window alterations and cladding works relate to an area of the property added during the 1970s and no loss of historic fabric will occur. The glass doors proposed to the front elevation of the side addition will be screened behind retained timber garage doors and will have no visible impact on the property or Conservation Area when the exterior doors are closed.

The current application follows application DC/20/1341/FUL and DC/20/1342/LBC (approved August 2020) for an ambitious scheme of alteration and extension work. The scheme has not yet been implemented.

There are also current applications for a 'Discharge of Condition No.4' and a separate 'Variation of Condition No.2' relating to the consented scheme.

It is assumed that the current application is required to allow the commercial operation to function adequately prior to the consent mentioned above being actioned at a later date. However, there are items such as the creation of the WC / Kitchen / Servery, window sizes

and door swings shown on the current LBC application, and also on the VoC application, that do not correlate and the extent of what is being applied for, what may be approved and the sequencing of works is becoming unclear as a result.

It would have been informative if the submitted documentation had provided the reasoning and justification for the proposed works, in-line with NPPF criteria, with clear annotations regarding whether works are: a) already consented, b) form part of the current LBC application, or c) form part of the current VoC application.

A Heritage Statement has been submitted as part of the application and while it is brief, it is considered to be proportionate with the proposed work and to meet NPPF criteria.

4. Conclusion

It is considered that the proposed glass doors will be screened from view when the premises is closed, and impact on the listed building and Conservation Area is minimal.

The alterations proposed to the late 20th century rear structure, which will be mostly replaced when the consented scheme is actioned, will also not cause harm to the listed building or the Conservation Area.