

DC/25/1523/VOC

Box Bush, Seven Acres Lane, Walberswick, Suffolk, IP18 6UL.

“Variation of Condition No. 2 of DC/24/0416/LBC - Listed Building Consent - New dormer window, alterations to fenestration and internal layout, general repairs to existing fabric and insulation on external walls and roof - Submission of Revised Drawings”

06.05.25

1. Opinion

In the opinion of the Planning Advisory Group this application would fail to preserve or enhance the significance of a designated asset and should be **REFUSED**.

2. Description

Box Bush (or The Pink House as it was called for the last VoC application) is Grade II listed.

The application, which promptly follows application **DC/25/0978/VOC**, proposes the removal of further fabric within the kitchen area. Previously it was the removal of a partition wall between the kitchen and dining room (to which we objected), and now it is the removal of masonry nibs that originally formed the jambs to the enclosure housing the kitchen range. Also proposed is the insertion of a steel beam / frame within the structure.

3. Comment and Conclusion

The listing description (September 2023) states that the property is: “...*particularly well-preserved both internally and externally*” and it is clear that the preservation of fabric and its largely unaltered plan form contributed significantly to the property meeting national listing criteria.

It is noted that the walls to be removed are shown on the original architectural floors plans by Jennings and Coleridge (illustrated within the Heritage Impact Statement, p31, originally submitted as part of application **DC/24/0416/LBC**).

The proposed loss of what remains of the recess for a range and boiler would result in erosion of the original plan form, and the need for this intervention has not been justified by the application.

It is also proposed to insert a steel beam / frame into the structure. Given that the house was built from a reclaimed historic timber frame, this intervention seems incongruous. Furthermore, no structural engineer's details or recommendations have been provided so the impact of this proposal is impossible to assess.

ESC's Design and Heritage Officer has commented that: “*The existing pillar supports a chimney above, therefore additional structural support is required*”, however there is no chimney to this location and therefore this statement, or justification for removal, appears to be incorrect.

Local Plan policy **11.4 (Listed Buildings)**, states:

Proposals to alter, extend or change the use of a listed building (including curtilage listed structures) or development affecting its setting will be supported where they:

- d) Use high quality materials and methods of construction which complement the character of the building;*
- e) Retain the historic internal layout of the building;*

The proposed removal of further masonry shown on the original architect's drawings would not satisfy item e), and the insertion of a steel frame into a timber frame structure is not a method of construction which complements the character of the building, and is contrary to item d).

While the proposal seemingly represents minor change, when viewed with application **DC/25/0978/VOC** accumulatively they represent alteration of the plan form, which would fail to satisfy Local Plan policy 11.4, and would remove elements of the historic layout of a designated heritage asset.