

DC/25/3148/FUL

Dutch House, The Street, Walberswick, Suffolk, IP18 6UE

“Replacement Windows & Front Door”

03.09.25

1. Opinion

In the opinion of the Planning Advisory Group this application can be **approved** (subject to the clarifications and comments in sections 3.0 and 4.0, below).

2. Description

This application seeks consent to replace existing uPVC windows and a timber door with timber units. The existing small pane applied lead glazing will not be reinstated (returning the property closer to the appearance as depicted in an aerial photo taken in 1996).

3. Comment

The property is not listed although it is recorded in the Walberswick Conservation Area Appraisal as contributing positively to the area.

Since July 2025 parts of the Conservation Area are covered by an Article 4 Direction, which removes permitted development rights. Dutch House lies within this newly defined area.

The proposed drawing shows two window types; a flush casement window (cill flush to casement) and a casement with a projecting cill. It would be helpful if the application clarified where these two types of windows were located, and elevations of the windows and proposed door provided.

As an aside, it may be revealing to consult the Walberswick Village Scroll (dated 1931/2) to see whether Dutch House is depicted, with proposed windows referencing any historic glazing arrangement.

4. Summary

The proposal would benefit the Conservation Area by removing uPVC windows and replacing them with painted timber units.

Any uncertainty regarding the two types of proposed windows, or the use of plate glass instead of smaller panes, should be covered by a pre-commencement condition attached to Planning Permission requiring fully detailed door and window drawings.