

**05.06.26**

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**1. Opinion**

In the opinion of the Planning Advisory Group this proposal would cause harm to a designated heritage asset and should be **refused**.

**2. Description**

The Stables is a former complex of Grade II listed agricultural buildings. At the centre is a large early 18<sup>th</sup> century thatched barn located at right angles to The Street. Either side (and attached) to the barn is a range of single storey structures. The complex is located within the Walberswick Conservation Area and makes a positive contribution to streetscape and character.

**3. Comment**

The application proposes the alteration of the north gable through the removal of historic brickwork and the insertion of a large oak framed glazed door and side panels. The glazed screen will replace a small boarded taking in door.

The Local Plan contains policy 11.4, Listed Buildings, which 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:*

- a) Demonstrate a clear understanding of the significance of the building and its setting alongside an assessment of the potential impact of the proposal on that significance;*
- b) Do not harm the character of the building or any architectural, artistic, historic, or archaeological features that contribute towards its special interest;*
- c) Are of an appropriate design, scale, form, height, massing and position which complement the existing building;*
- 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; and*
- f) Remove existing features that detract from the building to enhance or better reveal its significance.*

By introducing an entrance to the north gable (of similar size and appearance to that to the east elevation) the character, original form and function of the barn is confused, and the understated appearance of the north gable harmed, which is contrary to SCLP 11.4 b).

Citing the glazed east entrance as a precedent for an additional glazed opening to the north is dubious; such a barn would, historically, have had a primary entrance (usually a threshing

door set along one of the longer elevations) and occasionally there were secondary smaller openings.

Forming a large glazed opening would result in the loss of historic fabric, which is not supported. The proposed new opening would erode the form and quality of a largely blind gable end in favour of a domestic detailing. This is contrary to SCLP 11.4 b) and c).

Views of the interior of the barn contained within the Conservation & Heritage Impact Assessment show the barn having a domestic use and not being unduly dark. While the glazed screen may be desirable, it is not justified in terms of being necessary to provide a viable use for the barn.

#### **4. Summary**

This application fails to preserve or enhance a designated heritage asset, it is at odds with SCLP 11.4 and should be refused.