

Planning Advisory Group: report to Walberswick Parish Council

DC/21/2368/FUL

The Lodge, The Street, Walberswick, Suffolk, IP18 6UB

Single storey extension and internal alterations

07/06/2021

1. Opinion

In the opinion of the Planning Advisory Group this application should be **WITHDRAWN** and the matter of Non-Designated Heritage Asset status fully addressed. Failure to withdraw the application, and satisfaction of the issues contained within section 4.0 below, should result in the application being **REFUSED**.

2. Description

According to the Design and Access Statement The Lodge is a detached two storey property (an attic window is shown on the existing elevations, but no floor plan has been provided), located within the Walberswick Conservation Area.

The works proposed include the construction of a sizeable single storey flat-roofed dining room, located to the north west side of the property, and internal alterations to the kitchen to form a boot room and utility.

The Lodge was constructed during the first quarter of the 20th century and is first shown on the 1927 OS map.

The Design & Access Statement fails to assess the history and development of The Lodge, which was built as the garage and Chauffeur's flat to Walber House (located to the north east). Walber House is identified within the Walberswick Conservation Area Appraisal (2013) as a building that contributes positively to the Conservation Area, and the appraisal notes it was designed by the nationally significant architect George Val Myer (1883-1959) who was responsible for several highly regarded buildings, including Broadcasting House, London (1932).

Evidence shows that The Lodge was also designed by Myer for the owner of Walber House, Reginald Myer, who was the architect's brother.

The Lodge appears to meet at least two of ESC's published criteria for non-designated heritage asset status.

3.0 Policy background

Three policies from the Local Plan are particularly relevant to this application;

SCLP 11.1 Design Quality:

Clause b): proposals should understand the character of the built, historic, and natural environment and use this understanding to complement local character.

Clause c): Respond to local context and the form of surrounding buildings in relation to the following criteria:

- i) the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;

Policy SCLP 11.5 Conservation Areas:

states “developments should be of a particularly high standard of design and high quality of materials in order to preserve or enhance the character or appearance of the area”.

Clause c), states that proposals should be of an appropriate design, scale, form and height, massing and position.

Clause e), requires the use of high quality materials and methods of construction which complement the character of the area.

Policy SCLP 11.6 Non Designated Heritage Assets:

Clause a) and b), state the need to protect such assets, whilst technically feasible and economical viable and to fully investigate these issues.

4.0 Comment and Conclusion

The single storey nature and discreet location of the proposal is welcome.

However, the design of the addition does not comply with **SCLP 11.1** and the application does not attempt to understand the character of the built and historic environment (**clause b**). Additionally the design should be altered to meet the criteria of **SCLP 11.5 Conservation Areas**.

It is known that The Lodge was built as an ancillary structure to Walber House and that it was designed by George Val Myer. However, the potential significance of The Lodge, and the impact the proposals would have on the property, is not addressed by the application, and without this information it is not possible to fully assess the proposal, particularly in relation to **SCLP 11.6 Non Designated Heritage Assets**.