

DC/25/1332/FUL

Toby Cottage, Leveretts Lane, Walberswick, Suffolk, IP18 6UF

“Replacement wall with double timber gate”

16.06.25

1. Opinion

In the opinion of the Planning Advisory Group this application should be **refused**.

2. Description

Proposed is the alteration of an existing historic red brick wall, located to the south of Toby Cottage and to the west side of Leveretts Lane.

3. Comment and Conclusion

The wall is mentioned and illustrated within the Conservation Area Appraisal (p41) and as such is considered to make a positive contribution to the street scene and the character of the Conservation Area. The wall also forms part of the immediate setting of a Grade II listed property (The Old Corner House) and is an important feature when seen in context of the listed building when looking west along The Street.

The application states that a section of the wall is unstable and deteriorating, but no structural engineering input has been provided to validate this claim.

The application mentions that a new gate is required to access the garden; presumably the garden already has access so the double gate would be providing additional access, and this does not justify the double gate arrangement illustrated which is unnecessarily scaled for a secondary access point.

The application states that the wall will be reconstructed using Flemish Bond, but the bonding of the section of wall being removed is not Flemish Bond and therefore the assertion that the proposed brick bond will “ensure harmony” is not correct.

The application contains scant information regarding replacement bricks, including type and size (the existing bricks look to be historic and c50mm), nor reference to mortar mix or any details about the proposed gates.

The loss of a section of historic wall, the over-scaled double gate, and altering the relaxed radius to the coping course to a tighter curve would significantly and detrimentally alter the appearance of the wall, which would fail to preserve or enhance the qualities of both the wall, the Conservation Area and the setting of the Grade II listed The Old Corner House.

For the reasons stated above, this application should be **refused**.