

Planning Advisory Group: Report to Walberswick Parish Council

Planning Application ref DC/19/4466/FUL

Planning Application ref DC/19/4467/LBC

Demolitions, Redevelopment and Alterations at The Parish Lantern Walberswick

1 Opinion

In the opinion of the Planning Advisory Group, the application should be refused until the relevant and necessary information set out below has been provided.

2 Comment

2.1 The Parish Lantern is a Grade II listed building dating from the late C18 /early C19. The proposal involves demolition and / or loss and consequently the Local Authority has a statutory duty to consult The Georgian Group (London) on such applications. At the time of writing, this has not been done. It is an important requirement that the views of the GG caseworkers are sought and taken into account.

2.2 The Parish Lantern occupies a highly sensitive location in the heart of the Walberswick Conservation Area. The Heritage Statement which accompanies the application is not adequate: it does not assess significance or impact, nor does the report convey what listed fabric it is proposed be removed, or provide any justification. The significance or state of preservation of the second floor is not explained, and the loss of staircase and partition, and possibly roof timbers (for the enlargement of the dormers) has not been assessed in any way. This needs to be addressed for the application to comply with NPPF para 189 and 190.

2.3 In short, it is not possible to assess the impact of the proposed works on the designated heritage asset as the Heritage Statement does not adequately detail what exists, or evaluate how this fabric will be affected. In the opinion of the PAG the application should be withdrawn until a detailed Heritage Appraisal (Level 2, researched and written in accordance with Historic England guidelines) is produced and submitted.

2.4 Members of PAG wish to make clear that, notwithstanding the importance of the information referred to above, there are other aspect of this proposal to which we object, in particular the loss of retail space resulting from the conversion of the upper floor to residential use.

