

Beach Hut and Fishing Hut Regulations

These Regulations are effective from 29 January 2020 and supersede all previous editions

1. These Regulations should be read in conjunction with the Licence agreement ('Licence') and form part of the Licence. By entering into the Licence, the Licensee agrees to be bound by these Regulations. Terms used in the Regulations have the same meaning as in the Licence, other than the term 'Licensee' which is used below to mean the Licensee and their authorised family and visitors. In the event of any conflict between these Regulations and the Licence, these Regulations shall prevail.

2. **Use of Beach and Fishing Huts ("Huts")**
 - 2.1. Beach Huts shall be used for shelter and private recreation only.
 - 2.2. Fishing Huts shall be used for the storage of equipment and materials associated with fishing and boating, as well as for shelter and recreation only.
 - 2.4. Huts may only be occupied between 07:00 and 22:00 hours.
 - 2.5. Overnight sleeping is not permitted in Huts.
 - 2.6. Huts shall not be used for any trade, profession, business, illegal or immoral purpose.

3. **New or replacement Beach Huts**
 - 3.1. Each Beach Hut shall cover a ground area no greater than 8ft (2.44m) by 7ft (2.13m) (the "Designated Space").
 - 3.2. The height of the Beach Hut shall be no greater than 8ft (2.44m) from ground level to the roof ridge and 6ft (1.83m) from the ground level to the eaves.
 - 3.3. If desired, the roof shall overhang the front of the Beach Hut by no greater than 18 inches (450mm).
 - 3.4. Licensees must obtain the prior written consent of the Owner (Walberswick Common Lands Charity) before making any alterations to Huts. Licensees of Fishing Huts may also need to obtain planning permission (as these huts are located within the Southwold Harbour & Walberswick Quay Conservation Area) and must obtain the Owner's written consent before making any planning application. It is the responsibility of Licensees to ensure that all relevant consents are obtained.
 - 3.5. Huts shall be constructed of timber with external walls of either weatherboard or plywood fixed with battens.

- 3.6. Hut roofs shall be double-pitched with gable ends and constructed of timber covered in a waterproof material.
- 3.7. One entrance door is permitted (single or double) on the East-facing (seaward) frontage.
- 3.8. Windows may be fitted to the East frontage only, except for one window no greater than 2ft 6" by 2ft 6" (0.75m x 0.75m) on the rear elevation if required.
- 3.9. No veranda, external paving or decking, fence or structure is permitted.
- 3.10. In circumstances where the Hut does not currently conform to the Regulations, any future re-building, alternation or repair must be carried out in accordance with sections 3 and 4 of the Regulations. The prior written consent of the Owner should be sought in every case.
- 3.11. The outside of the Hut shall be painted black or treated with black stain.

4. Decoration and maintenance of Huts

- 4.1. The outside of the Hut shall be painted black or treated with black stain.
- 4.2. The Hut must be kept in good repair, decorative order and appearance at all times.
- 4.3. The Licensee shall ensure that the Hut and Designated Space is kept clean, tidy and free of rubbish.
- 4.4. Licensees of Beach Huts must not remove, cut back or reduce the height of any vegetation on the Eastern(seaward) side of their Hut beyond the line between the white-topped posts demarking the area to the front of their Hut.
- 4.5. Beach Hut Licensees must only use the existing designated paths to/from the Hut (this is to protect both the general appearance of the site and the dunes from erosion)
- 4.6. Stones must not be placed in or amongst vegetation near the Designated Space (because stones could cause serious injury if whipped up by a strimmer).

5. General

- 5.1. Beach Hut Licensees may erect a temporary screen of canvas or other suitable material as a windbreak. The windbreak must be removable and stored inside the Beach Hut at night.
- 5.2. Barbeques are permitted, however Licensees must ensure that smoke and fumes do not cause a nuisance. Barbeques must never be left unattended.
- 5.4. Open fires are not permitted.
- 5.3. No more than one propane, butane or similar gas cylinder, to a maximum size of 6 kilograms, may be stored in the Hut. The cylinder main valve must be closed when not in use.
- 5.5. Apart from a gas cylinder, no dangerous goods or flammable liquids may be stored in the Huts.

5.6. No sign may be erected on the Hut, other than a small sign designating its number and a name if required.

6. Respect for others

6.1 The Licensee shall not cause a nuisance, annoyance or interference to another Hut user or to any other person.

7. Rubbish

7.1. Licensees shall ensure that the Designated Space is kept clean, tidy and free from rubbish.

7.2. Licensees must ensure that their rubbish is removed from the Owner's land and car parks and is disposed of responsibly.

8. Indemnity

8.1 Under the terms of the Licence, the Licensee is required to indemnify the Owner against any loss, damage and other liabilities. The Licensee should consider taking insurance to cover this risk.