



Committee Report
Planning Committee North – 9 April 2024

Application no DC/24/0163/LBC

Location

23 Park Lane
Southwold
Suffolk
IP18 6HL

Expiry date 12 March 2024

Application type Listed Building Consent

Applicant Michelle Simmonds

Parish Southwold

Proposal Listed Building Consent - Removal of existing wall to create one additional parking space; erection of new flint cobble wall and rear access

Case Officer Fabian Danielsson

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1. Summary

- 1.1. This application seeks planning permission for the removal of a flint and brick boundary wall and the construction of a new flint and brick wall and access gate in order to create an additional parking space at 23 Park Lane in Southwold. The application is recommended for approval as the proposals are considered to comply with national and local planning policy, and the application can be determined under delegated authority as none of the referral panel triggers have been met.
- 1.2. The application is being presented to the Planning Committee as it is a tandem application with DC/23/4513/FUL which was referred by the Referral Panel.

2. Site Description

- 2.1. The application property is a two-storey end-of-terrace dwelling located within the settlement boundary of Southwold. The property is Grade II listed together with 21 Park Lane which was constructed at the same time in the 17th century. The dwelling was encased in brick in the 19th century and then altered and converted in the mid-20th century with replacement doors and windows. It is a timber-framed structure clad in rendered brick with a roof of black-glazed pantiles with brick stacks to left of centre and right end. The dwelling itself faces onto Park Lane, with a small picket-fenced front garden. A longer, rectangular garden extends to the rear of the property. To the rear of this garden is a late 20th century brick-built garage with a single parking space in front of it, facing onto Lorne Road. Projecting at an angle from the rear eastern corner of this garage is a flint and brick wall, constructed at the same time as the garage, which joins with a historic flint wall running to the east along Lorne Road.
- 2.2. The property is located within Southwold Conservation Area as well as the Suffolk and Essex Coast and Heaths National Landscape.

3. Proposal

- 3.1. Listed Building Consent is sought for the removal of the wall section connecting the garage to the historic wall, and the construction of a replacement wall extending directly east from the corner of the garage to join the boundary wall towards the neighbouring property. An additional parking space would be created as a result of this.

4. Consultees

Parish/Town Council

Consultee	Date consulted	Date reply received
Southwold Town Council	24 January 2024	14 February 2024
Summary of comments: Refuse as per the comments submitted on the FUL application. An additional comment to be added that there is additional free car parking available within a short distance which alleviates the need for this wall to come down for excess parking on the site and to note that this would		

necessitate a dropped kerb to be put in which in effect would reduce the on road parking outside the property for all users.

Non statutory consultees

Consultee	Date consulted	Date reply received
Southwold And Reydon Society	N/A	14 February 2024
Summary of comments: The Committee is disappointed that, apart from this application for LBC in the conservation area, none of our other concerns have been addressed.		

Consultee	Date consulted	Date reply received
SCC Coasts And Heaths Project	24 January 2024	No response
Summary of comments:		

Consultee	Date consulted	Date reply received
SCC County Archaeological Unit	24 January 2024	30 January 2024
Summary of comments: We have no objection to the development and do not believe any archaeological mitigation is required.		

Consultee	Date consulted	Date reply received
East Suffolk Design And Heritage	24 January 2024	30 January 2024
Summary of comments: The only direct impact on historic fabric is the minor alteration to the curtilage listed rear boundary wall. These works are minimal, with the construction of a new end pier following the removal of the modern wall that currently projects into the site. The detailing is in keeping with the character of the wall and therefore there would be no harm to the special interest of this curtilage listed structure.		

5. Third Party Representations

Two letters of objection have been received, with a summary of their comments included below:

- Additional parking unnecessary
- Detrimental to the street scene
- Impact on Conservation Area
- Potential traffic issues

- Would need additional dropped kerb, which is undesirable
- Proposed pier not appropriate visually
- Potential use of the property as a holiday let

6. Publicity

The application has been the subject of the following press advertisement:

Publication	Published date	Expiry date	Reason
Beccles and Bungay Journal	2 February 2024	23 February 2024	Conservation Area Listed Building
Lowestoft Journal	2 February 2024	23 February 2024	Conservation Area Listed Building

Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	8 February 2024	29 February 2024	Conservation Area Listed Building

7. Planning policy

WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

WLP8.37 - Historic Environment (East Suffolk Council - Waveney Local Plan, Adopted March 2019)

SWD6 - Design (Southwold Neighbourhood Plan, 'Made' February 2022)

8. Planning Considerations

Heritage Impact

- 8.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 8.2. Paragraph 199 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 8.3. WLP8.37 - Historic Environment states that proposals for development should seek to conserve or enhance heritage assets and their environment.

- 8.4. Policy WLP8.29 sets out that proposed development should respect the character, design and scale of the host dwelling, and character and appearance of the surrounding area. Key considerations include the overall scale and character of the development, the layout, site coverage, height and massing of existing buildings, the relationship between buildings and spaces and the surrounding street scene or townscape, and the use of materials and detailing appropriate to the local vernacular.
- 8.5. Policy SWD6 of the Southwold Neighbourhood Plan requires that all planning applications should demonstrate that they have followed the process for creating high quality design that is sympathetic to and in keeping with the best of the prevailing local character area, and maximized the opportunities to improve the quality of the design.
- 8.6. The current proposal includes the removal of a modern flint and cobble wall. This wall was erected in the 1990's to join the corner of the newly constructed garage with the historic wall running along the rear of the property against Lorne Road. Although attractive, the wall is of no historical significance and its removal will therefore not result in any loss of historic fabric. The column where the wall to be removed joins the historic wall appears to have already been modified as part of the construction works for that wall, and therefore no further damage to the historic wall is expected.
- 8.7. The Design and Heritage officer at East Suffolk Council was consulted on the proposal and concluded that the only direct impact on historic fabric would be the minor alteration to the end of the curtilage listed boundary wall. The replacement wall and the new end pier proposed for the historic wall are in keeping with the character of the wall. As there would be no impact on the listed building itself and only a neutral impact on the curtilage listed wall, there would be no harm to the special interest of listed building.
- 8.8. There would be no harm to the designated heritage assets in conformance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant tests of the NPPF at paragraphs 207 and 208 are not applicable.

9. Conclusion

- 9.1. The proposals accord with the relevant national and local policies and guidance listed above, and are therefore acceptable.
- 9.2. The application is being presented to the Planning Committee as it is a tandem application with DC/23/4513/FUL.

10. Recommendation

- 10.1. Approve subject to conditions.

11. Conditions:

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: This condition is imposed in accordance with Section 18 of the Act (as amended).

2. The development hereby permitted shall be carried out in all respects strictly in accordance with the following approved plans and documents for which permission is hereby granted:

- Drawing nos. 162102A received on 21 November 2023.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

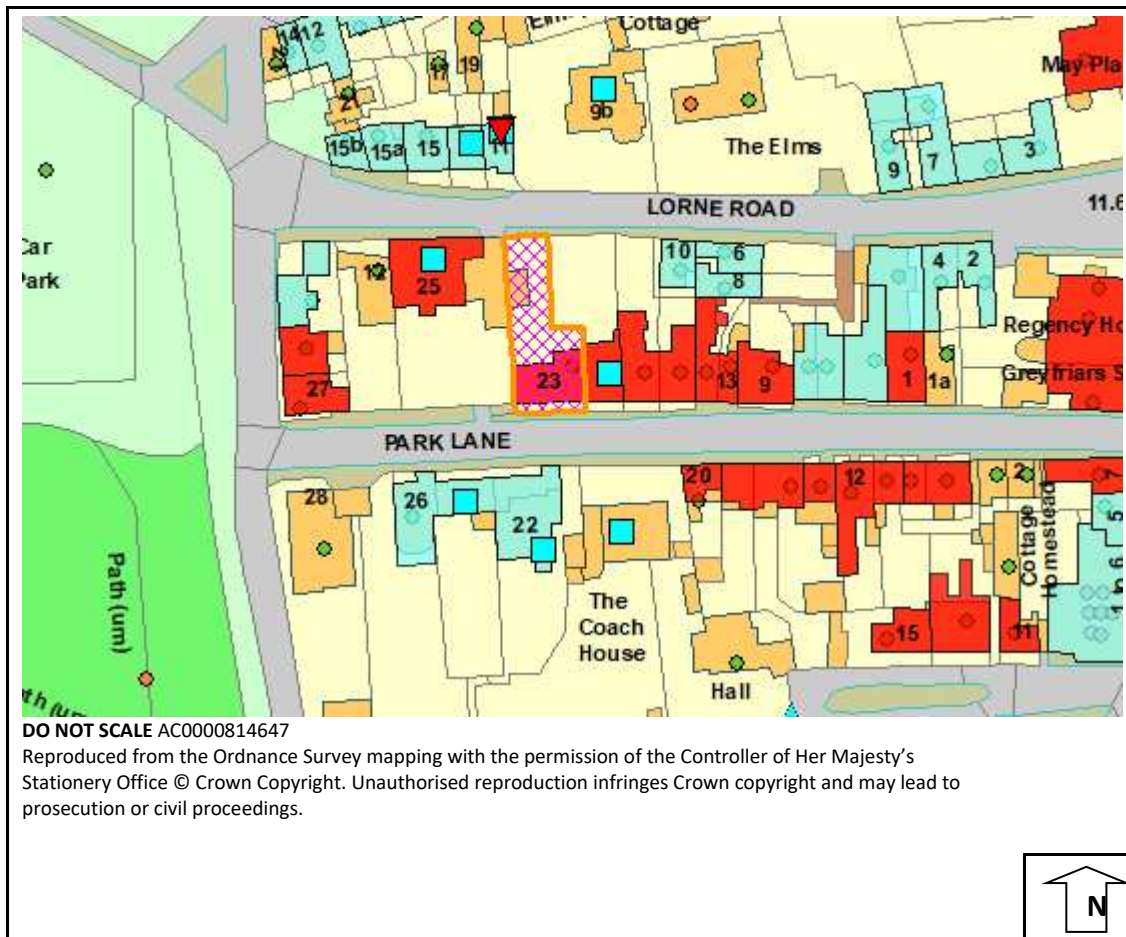
Informatives:

1. The Local Planning Authority has assessed the proposal against all material considerations including planning policies and any comments that may have been received. The planning application has been approved in accordance with the objectives of the National Planning Policy Framework and local plan to promote the delivery of sustainable development and to approach decision taking in a positive way.

Background information

See application reference DC/24/0163/LBC on [Public Access](#)

Map



Key



Notified, no comments received



Objection



Representation



Support