

Items 8 and 9:

DC/24/0415/FUL & DC/24/0416/LBC

Planning permission & listed building consent is sought for a new dormer window, alterations to fenestration and internal layout, general repairs to existing fabric and insulation on external walls and roof.

Box Bush, Walberswick, IP18 6UL



## Reason for Committee

The application is being presented to Planning Committee for determination at the request of the Referral Panel held on the 9<sup>th</sup> April.

The application triggered the Planning Referral Process because the officer's recommendation to 'Approve' is contrary to the 'Objection' from the Walberswick Parish Council.

### Walberswick Parish Council

In the opinion of the Parish Council this application proposes significant external and internal change to a designated heritage asset, which would fail to preserve or enhance the significance of the asset, and should be refused.

# Aerial Photograph



# Aerial Photograph



# Site Location Plan



# Photographs



# Photographs



# Photographs





# Proposed new dormer and porch

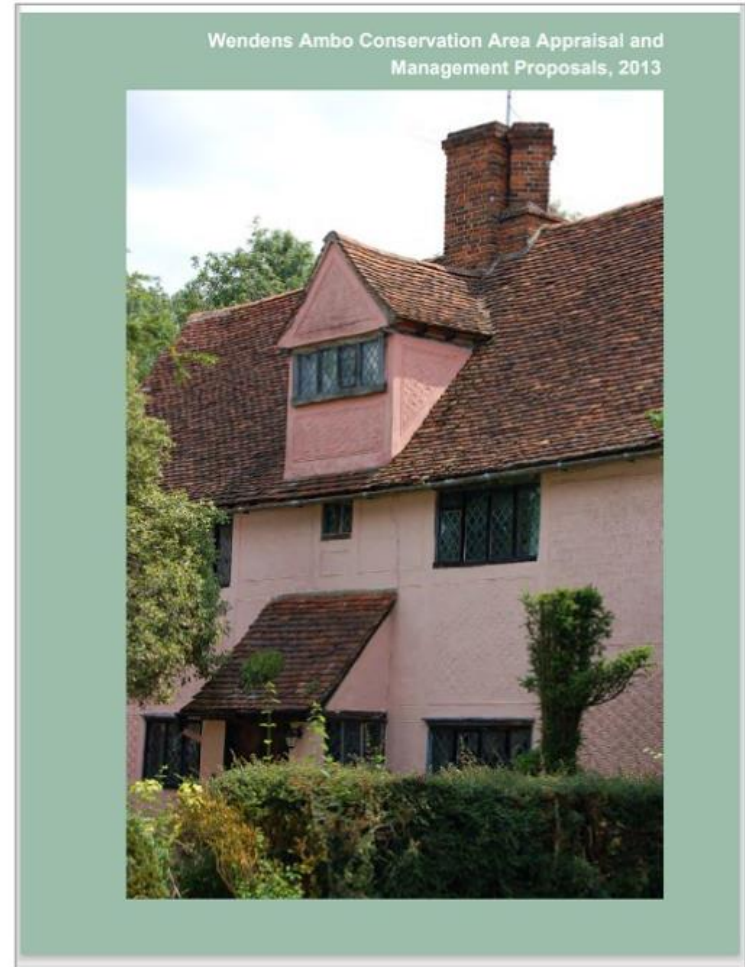


Fig. 21: Cover of *Wendens Ambo Conservation Area Appraisal and Management Proposals* (Uttlesford District Council), showing Jennings' Blythburgh House at Wendens Ambo (1939), with front dormer.

# Proposed external insulation, lime render and pargeting



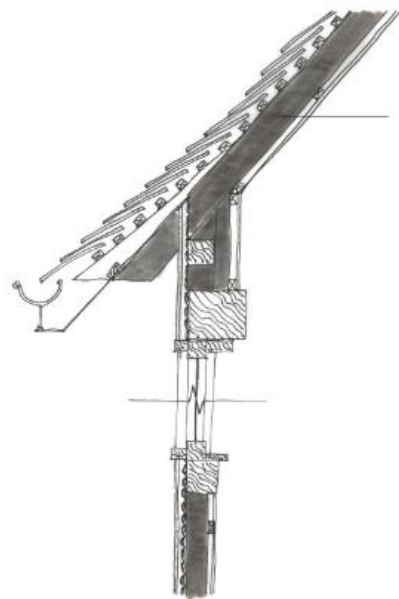
# Proposed external insulation



East gable highlighting exposed timber laths and damaged nails

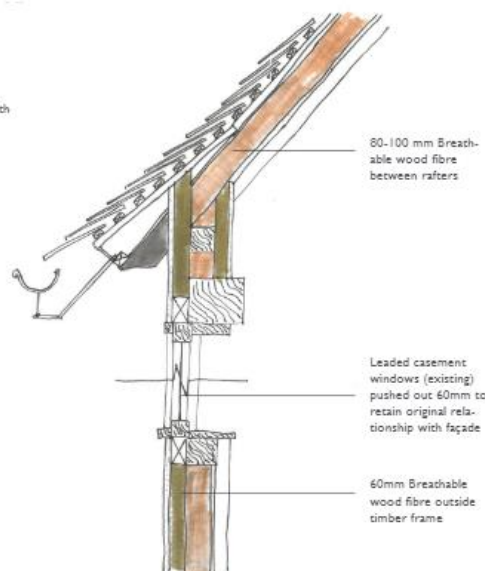


East gable showing temporary protection due to damage from recent storms



Existing timbers with no insulation

Existing wall and roof build up



80-100 mm Breathable wood fibre between rafters

Leaded casement windows (existing) pushed out 60mm to retain original relationship with façade

60mm Breathable wood fibre outside timber frame

Proposed wall and roof build up

## Insulate walls and roof

### Wall Insulation

A cementitious render wrapping around the entire building has rapidly deteriorated on the east gable end, exposing rotten timber laths and thin wall with little insulation. In its current state, emergency temporary protection has been placed in order to prevent further damage through to the internal vertical timbers. The intention is to breathe life into a building that has suffered from a lack of insulation. By insulating its external envelope, it will not only restore the building and enable it to function more sustainably, but protect it into the future.

### Proposed Build up:

20mm breathable lime render lined out and pargeoted  
60mm breathable wood fibre insulation (outside timbers)  
80-100mm breathable wood fibre insulation (between timbers)  
15mm plaster and breathable paint finish

Windows will be pushed out by 60mm to retain existing relationship with façade. A 60mm timber frame will be added around windows to support this alteration.

### Roof Insulation

The small existing gabled dormer on the south elevation has experienced serious leaks and is on the point of collapse, with a sodden east cheek rafter and saturated floor. Alongside defective flashings on the chimney, there is a pressing case for the restoration of the whole roof, with the aim to insulate between and above the internally exposed timbers, and re-use as many of the peg tiles as possible (roughly thirty per cent are salvagable), whilst retaining its character and undulating ridge line.

### Proposed Build up:

Reclaimed peg tiles (where existing peg tiles cannot be reused)  
25mm battens and counter battens  
Breather membrane  
80-100mm breathable wood fibre insulation (between timbers)  
15mm plaster and breathable paint finish

## Proposed external alterations



Door replaced with window

# Proposed external alterations



Conservatory removed

Windows replaced with doors. Windows to be reused in the front dormer.

February 21, 2024

# Proposed external alterations



← Porch reinstated

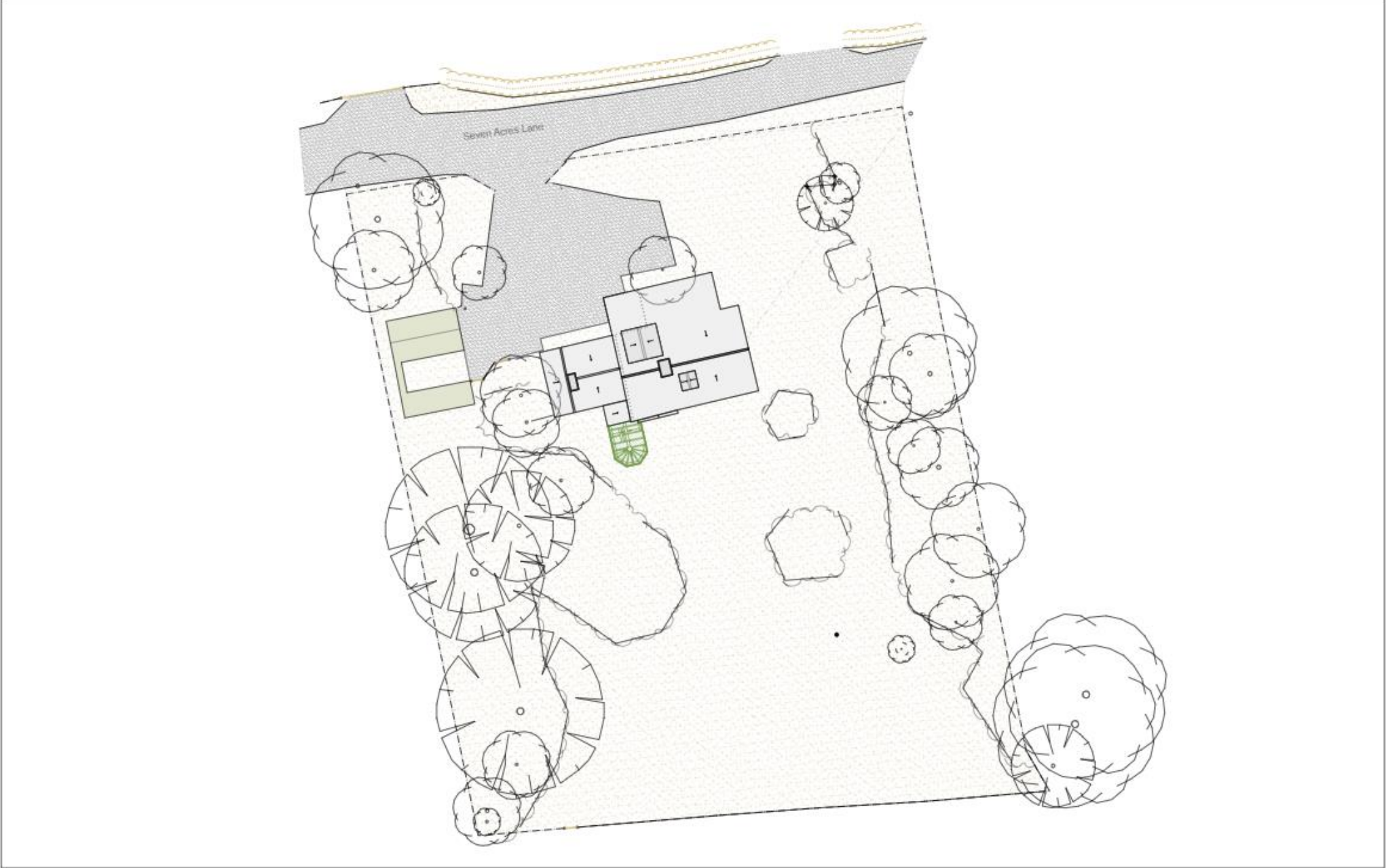
← Window replace with a door

# Proposed external alterations



Door replaced with a window

# Proposed block plan



N  
↑

REV	DATE	DESCRIPTION	CHK	REVISED
01	02/02/24	Planning		



2A Haversworth Road | London  
NW9 5NR | +44(0)20 8960 8876  
projectenquiries@retrovius.com

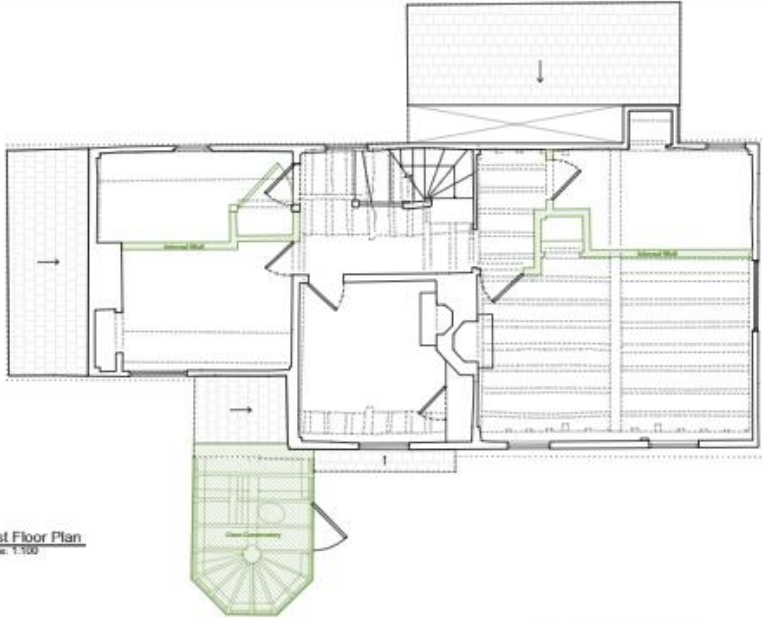
Seven Acres Lane  
Site Plan

204\_PL\_001  
1.250

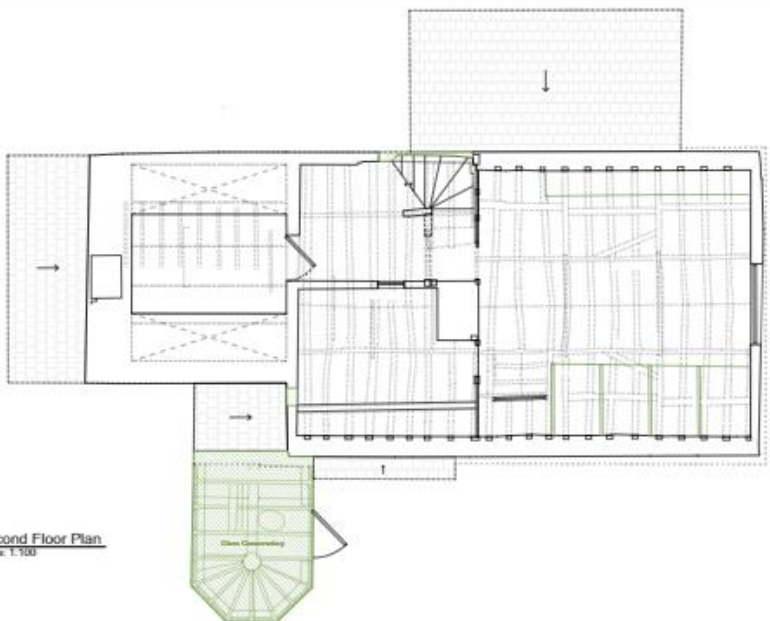


# Existing plans

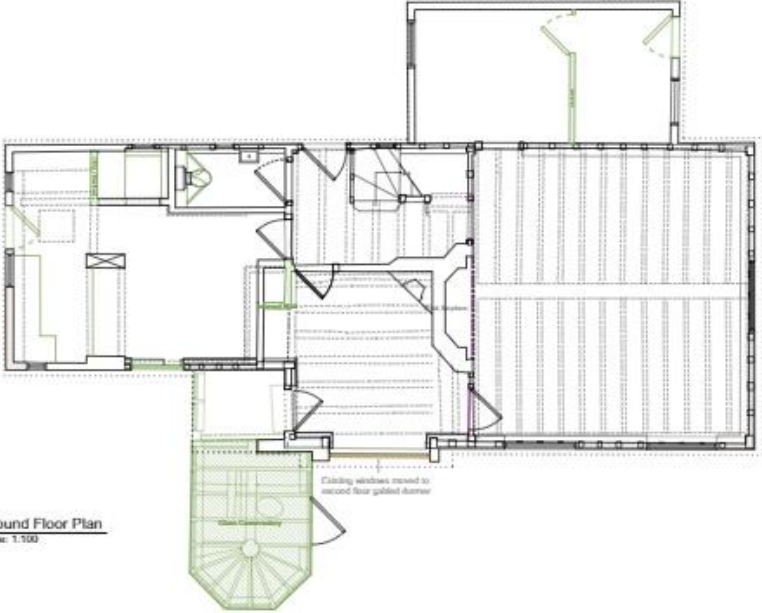
2 First Floor Plan  
Scale: 1:100



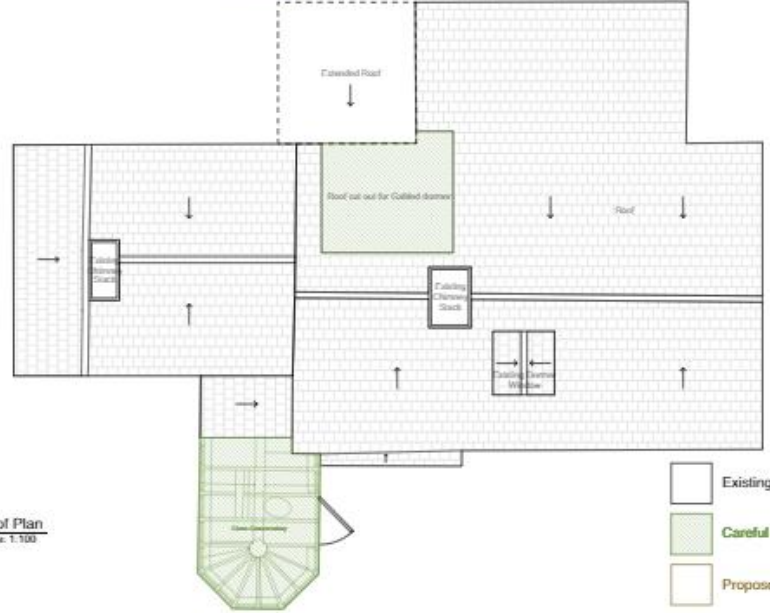
3 Second Floor Plan  
Scale: 1:100



1 Ground Floor Plan  
Scale: 1:100



4 Roof Plan  
Scale: 1:100



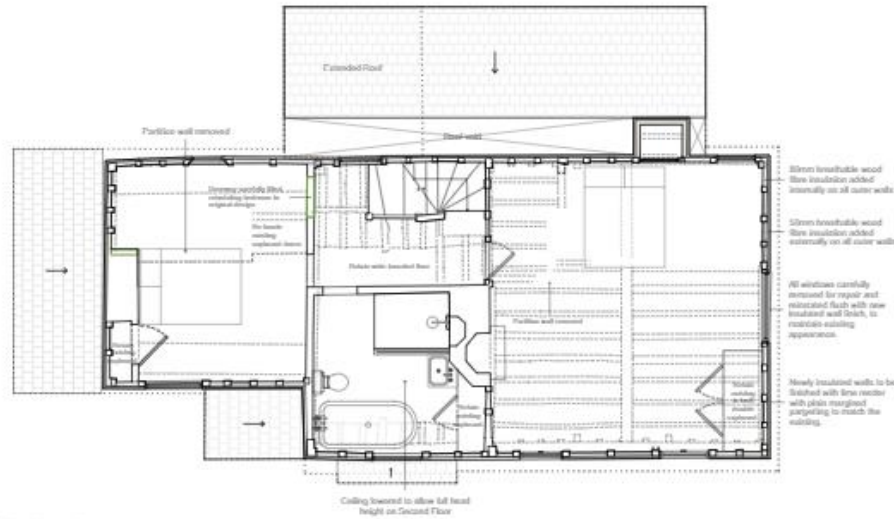
- Existing
- Careful Removal
- Proposed Alterations

REV	DATE	DESCRIPTION	CHK	NOTES
01	02/24	Planning	JF	

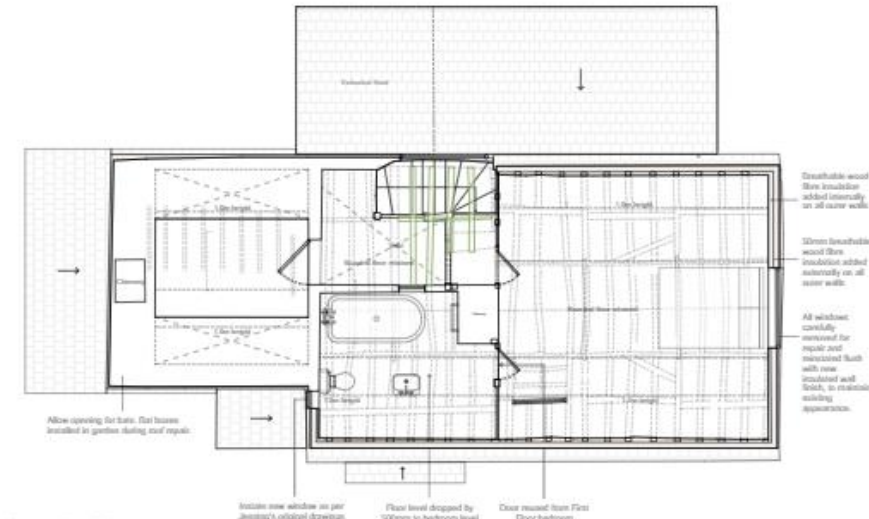
**RETROUVIUS**  
 2A Tottenham Court Road | London  
 NW10 5NR | +44(0)20 8963 8676  
 projects@retrovius.com

Seven Acres Lane  
 Existing Plans  
 204\_PL\_110  
 1:50

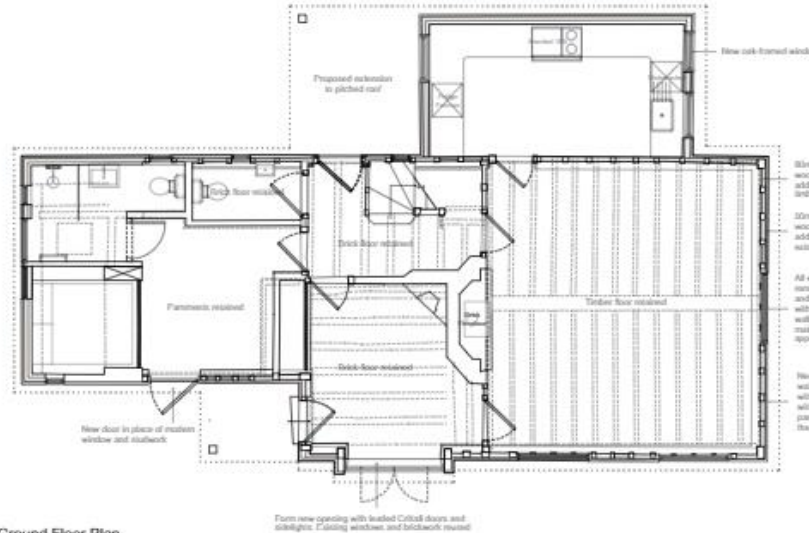
# Proposed plans



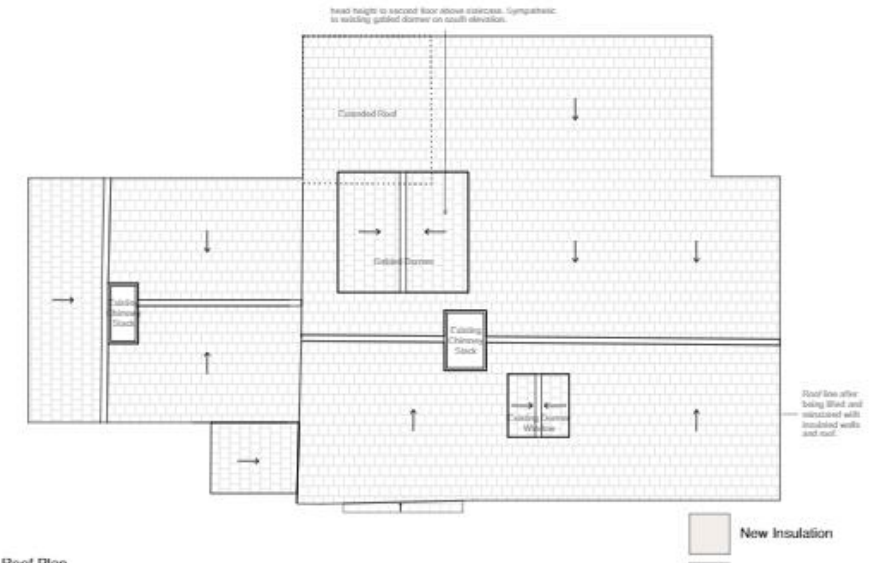
2 First Floor Plan  
Scale: 1:100



3 Second Floor Plan  
Scale: 1:100



1 Ground Floor Plan  
Scale: 1:100



4 Roof Plan  
Scale: 1:100

- New Insulation
- Existing Walls
- Careful Removal

REV	DATE	DESCRIPTION	CHK	DATE
01	02/02/24	Planning	JF	

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 2A Ravensworth Road | London  
 NW10 5NK | +44(0)20 8980 8676  
 projectenquiries@retrovius.com

Seven Acres Lane  
 Proposed Plans  
 204\_PL\_111  
 1:100

# Existing elevations



REV	DATE	DESCRIPTION	BY	CHKD	NOTES
01	03/24	Plotting			

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Seven Acres Lane  
Existing Elevations

204\_PL\_115  
1:100

# Proposed elevations



2 South Elevation  
Scale: 1:100



3 East Elevation  
Scale: 1:100



1 North Elevation  
Scale: 1:100



4 West Elevation  
Scale: 1:100

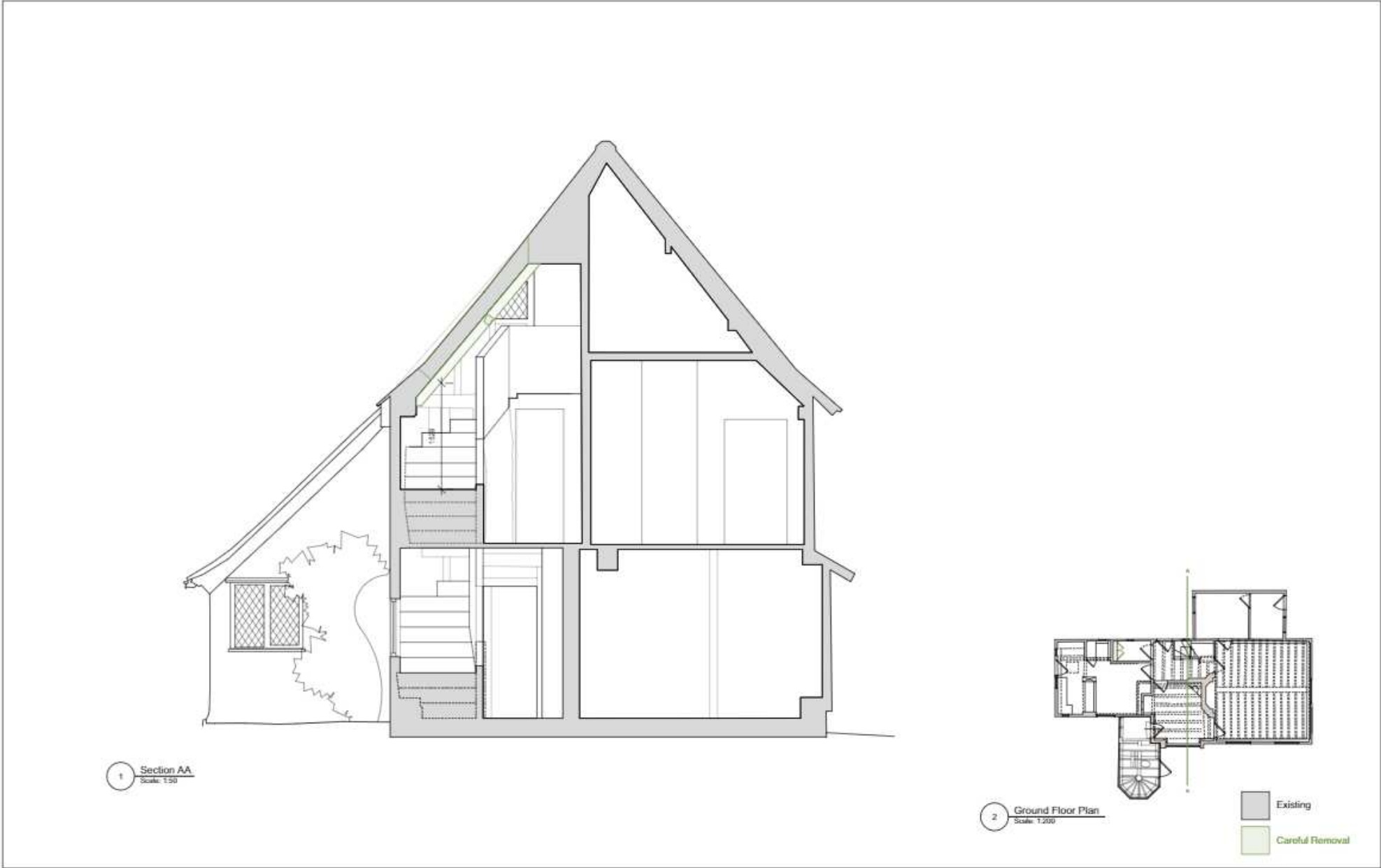
Proposed  
(Stone finishes added to walls externally and approximately 100mm to roof)  
 Proposed Alterations

REV	DATE	DESCRIPTION	CHKD	BY
01	02/02/24	Planning		



Seven Acres Lane  
Proposed Elevations  
204\_PL\_116  
1:100

# Existing Section AA

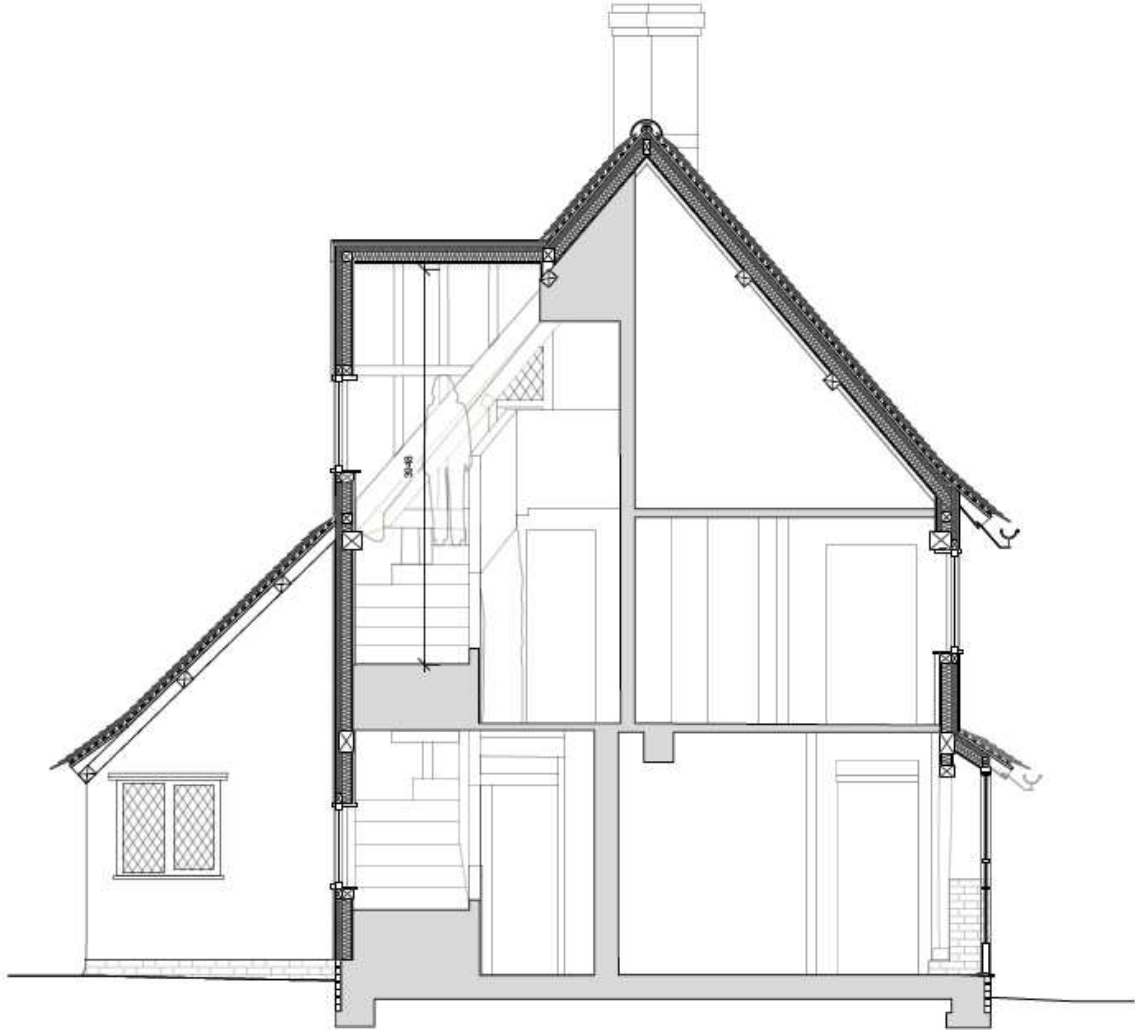


REV	DATE	DESCRIPTION	CHK	NOTE
B1	02/02/24	Planning	JF	

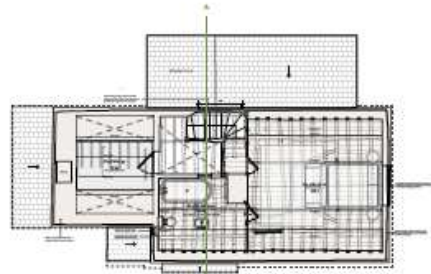


Seven Acres Lane  
Existing Section AA  
204\_PL\_120  
1:50

# Proposed Section AA



1 Section AA  
Scale: 1:50



2 Ground Floor Plan  
Scale: 1:200

Existing

REV	DATE	DESCRIPTION	CHKD	NOTES
01	03/22/24	Planning	JF	
02	05/02/24	Planning	JF	

N  
↑

0m ————— 5m

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 NW10 5NR | +44(0)20 8860 8876  
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Seven Acres Lane  
 Proposed Section AA  
 204\_PL\_121  
 1:100

# Material Planning Considerations

Biodiversity

Landscape Character & Design Quality

Residential Amenity

Listed Building

## Summary

**“While a low level of less than substantial harm has been identified it is considered that the harm has been mitigated by the design of the specific elements and the reuse of historic fabric where possible.**

**There are also substantial benefits of the scheme including the reinstatement of a traditional, breathable external finish, general repair and refurbishment, and the improvement to the energy efficiency and habitability of the building which will help to ensure its long term conservation.”**

**East Suffolk Council Senior Design and Conservation Officer**



# Recommendation

## **Item 8: DC/24/0415/FUL**

**Recommended for approval subject to conditions as outlined within the report – summarised below:**

**Standard 3 Year Time limit**

**Plans**

**Materials**

**Protected species licence**

**Submission and approval of detailed proposed for the porch and new windows and the roof tiles and brick plinth specification**

# Recommendation

## **Item 9: DC/24/0416/LBC**

**Recommended for approval subject to conditions as outlined within the report – summarised below:**

**Standard 3 Year Time limit**

**Plans**

**Materials**

**Protected species licence**

**Submission and approval of detailed proposed for the porch, new windows and section through the bathroom ceiling and roof tiles and brick plinth specification**