



Committee Report

Planning committee - 20 January 2026

Application no. DC/25/4557/FUL

Location

70 - 72 High Street

Lowestoft

Suffolk

NR32 1XN

Statutory determination date 20 January 2026

Application type Full Application

Applicant Mr Ian Peters

Parish Lowestoft

Proposal Replace shopfronts at 70-71 High Street with traditional timber designs.
Repairs to 72 High Street shopfront

Case Officer Hannah Lence
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Determination route This application is before Planning Committee for determination because East Suffolk Council is the owner and/or applicant.

1. Summary

- 1.1. This application seeks permission for the replacement of modern shopfronts at Nos. 70-71 High Street with traditionally detailed timber designs and repairs to the existing Edwardian shopfront at No. 72 High Street. The site lies within the North Lowestoft Conservation Area and comprises Positive Unlisted Buildings that contribute to the historic character of the High Street. The proposals aim to reinstate traditional detailing and improve the architectural quality of the shopfronts, consistent with heritage-led regeneration objectives. The proposals will preserve and enhance the character and appearance of the North Lowestoft Conservation Area and the significance of Positive Unlisted Buildings and is deemed compliant with all relevant local and national planning policies. As such it is recommended that planning permission is granted.
- 1.2. The application is presented to Planning Committee because the agent is a member of staff at East Suffolk Council and the project is funded through the East Suffolk Partnership Scheme in a Conservation Area (PSiCA) programme.

2. Site Description

- 2.1. The site comprises three ground-floor commercial units within two mid-to-late 19th-century buildings on the east side of High Street, within the North Lowestoft Conservation Area. Nos. 70-71 were designed in 1877 by George Glover and exhibit Italianate detailing, including rusticated stone quoins and cast iron balconies at upper levels. No. 72 retains an Edwardian shopfront with curved glazing and decorative pilasters. Both properties are identified as Positive Unlisted Buildings in the Conservation Area Character Appraisal and contribute to the historic streetscape.

3. Proposal

- 3.1. The works at Nos. 70-71 High Street involve the removal of modern shopfronts and signage and the installation of new timber shopfronts incorporating pilasters, mouldings, sills, and appropriately designed doors. A proportionate timber fascia will be introduced to reveal the decorative grille above the glazing, and the existing stallriser will be retained and redecorated. At No. 72 High Street, the proposals are restorative in nature, involving repairs and redecoration to the existing Edwardian shopfront, including the fascia, pilasters, stallriser, and glazing. Minor repairs to rusticated quoins at No. 70 are also included. The use of the premises as retail units with residential above remains unchanged.

4. Consultations

Third Party Representations

- 4.1. No-third party letters of representation have been received at the time of writing.

Parish/Town Council

Consultee	Date consulted	Date reply received
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Lowestoft Town Council	10 December 2025	No response
Summary of comments: <i>No comments received at time of writing</i>		

5. Publicity

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

Publication	Published date	Expiry date	Reason
Beccles and Bungay Journal	19 December 2025	14 January 2026	Conservation Area
Lowestoft Journal	19 December 2025	14 January 2026	Conservation Area

6. Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	10 December 2025	5 January 2026	Conservation Area

7. Planning policy

7.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the 'officer assessment' section of the report. The relevant policies from each plan are listed below:

7.2. East Suffolk Council - Waveney Local Plan Policies (Adopted March 2019)

- WLP8.29 - Design
- WLP8.37 - Historic Environment
- WLP8.39 - Conservation Areas

7.3. Supplementary Planning Documents

- Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)
- North Lowestoft Heritage Action Zone Design Guide Supplementary Planning Document (East Suffolk Council, Adopted July 2020)

7.4. Lowestoft Neighbourhood Plan (Made November 2025)

- LOW9 Design and Character
- LOW13 North Lowestoft Conservation Area
- LOW15 Local Heritage

7.5. National Planning Policy Framework 2024

8. Planning Considerations

- 8.1. The North Lowestoft Conservation Area Character Appraisal identifies the High Street as retaining a notable collection of late 19th and early 20th-century shopfronts. Nos. 70-72 High Street are Positive Unlisted Buildings that contribute to this character, but the existing modern shopfronts at Nos. 70-71 are incongruous and detract from the architectural significance of the buildings and the wider conservation area. In contrast, No. 72 retains an Edwardian shopfront with curved glazing and decorative pilasters, although its condition has deteriorated.
- 8.2. The proposed works seek to address these issues by reinstating traditional timber shopfronts at Nos. 70-71, informed by historic research and original designs, and by repairing and redecorating the Edwardian shopfront at No. 72. These changes will restore architectural integrity and enhance the character of the High Street. The design approach aligns with the principles set out in the East Suffolk Historic Environment SPD (2021), which emphasises sensitive repair and the use of traditional materials, and with the Shopfront Design Guide, which advocates proportionate fascias, timber construction, and historically appropriate detailing.
- 8.3. In policy terms, the proposals comply with Policy WLP8.29 of the Waveney Local Plan, which requires high-quality design that respects local character and distinctiveness. By reinstating traditional detailing and improving the visual quality of the shopfronts, the scheme meets this requirement. Policy WLP8.39 seeks to preserve or enhance heritage assets, including conservation areas and Positive Unlisted Buildings. The removal of detracting modern elements and the reinstatement of traditional features clearly achieve this aim. The Lowestoft Neighbourhood Plan also supports heritage-led regeneration and shopfront enhancement, particularly within the High Street, which is a focus of the High Street Heritage Action Zone and the current Partnership Schemes in Conservation Areas (PSiCA). The application directly contributes to these objectives.
- 8.4. National policy in the NPPF requires great weight to be given to the conservation of heritage assets (paragraphs 199-202). The proposals will enhance the significance of the buildings and the conservation area and deliver public benefits through heritage-led regeneration, improved townscape quality, and support for local economic activity. No harm to heritage significance has been identified, and the scheme therefore accords with the NPPF's approach to heritage conservation.
- 8.5. Informal discussions were held with the Council's Senior Design and Heritage Officer, who expressed support for the proposals, noting their compliance with best practice guidance and positive impact on the conservation area. Overall, the works represent a high-quality, heritage-sensitive intervention that will remove detracting elements and reinstate traditional detailing, delivering clear public benefits and meeting the planning balance required by national and local policy.
- 8.6. The scheme is exempt from BNG requirements as the works are deemed de-minimis, and there are considered to be no amenity impacts arising from the development.

9. Conclusion

- 9.1. The application accords with the Waveney Local Plan, Lowestoft Neighbourhood Plan, East Suffolk Historic Environment SPD, Shopfront Design Guide, and the NPPF. The proposals

will preserve and enhance the character and appearance of the North Lowestoft Conservation Area and the significance of Positive Unlisted Buildings.

10. Recommendation

10.1. It is recommended that planning permission is granted subject to the full outcome of the consultation period being presented to committee.

11. Conditions:

1. 3 Year Time Limit
2. Approved Plans
3. Materials as detailed on approved drawings

12. Background information

12.1. See application reference DC/25/4557/FUL on [Public Access](#)