



## Committee Report

Planning Committee - 14 January 2019

Application no DC/19/2754/LBC

**Location**

Lowestoft Outer Harbour  
Lowestoft

**Expiry date** 3 September 2019

**Application type** Listed Building Consent

**Applicant** East Suffolk Council

**Parish** Lowestoft

**Proposal** Listed Building Consent - Construction of tidal flood walls in Lowestoft Outer Harbour, to provide a 1 in 200 (0.5%) AEP standard of protection against direct tidal flooding to residential and commercial areas of Lowestoft.

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### 1. Summary

- 1.1. The proposal is for listed building consent for works forming part of the proposed tidal flood walls in Lowestoft Outer Harbour. The application is before committee because the applicant is East Suffolk Council.
- 1.2. The proposal is considered to preserve the special interest of the listed building and form part of a project that delivers significant public benefits.
- 1.3. Officers recommend that listed building consent be granted.

### 2. Site description

- 2.1. The yacht club is Grade 2 star listed. It stands to the west of the South pier and pier pavilion and to the south of the bridge channel with the A12 (as the road is south of the harbour crossing) to the west. The yacht club building sits on concrete quay headings that

might be considered an intrinsic part of the building. They provide support to it. In some cases, the quay edge projects over the water and is supported on concrete piers set forward of the actual walls that serve to prevent water ingress to the land, creating voids under. This dictates the route of some of the proposed defence structures. (photos and drawings make this clear).

- 2.2. The listing description: Purpose built yacht club. 1902-3 by G & F Skipper of Norwich. Rendered and whitewashed brick under plain tile roofs. Very advanced design for its date. L-shaped, with an engaged tower in the inner angle opposing a square observation room at the top of the outer angle. 2-3 storeys. The south front is composed of a 3-storey, 3-bay square block with the observation room at the top. In the centre is a low entrance porch with a panelled and glazed door flanked by a 3-light semi-circular window with glazing bars either side. The windows above are casements of varying design. At the first floor is a moulded brick panel with a sailing ship moulded in high relief brick. The observation room is glazed all round under a copper dome. To the right is a 2-storey wing under a half-hipped roof with a further semi-circular-headed casement to the ground floor and three windows to the first floor: 2 round-headed casements with balconies and, to the left, a canted bay window. The east elevation is lit through a large segmental sash with 18/18 glazing bars, and the upper storey through 3 circular windows with casements. The hip of the roof is pierced by a triangular sash with glazing bars. The north side has, between the arms of the L, a curved and glazed single-storey bow. Behind it rises the 3-storey engaged round tower illuminated through casements to the first floor and a band of brick-dressed lights at the second floor. The hipped northern arm of the L has casements with glazing bars.
- 2.3. INTERIOR. The entrance leads into a square central hall partly top-lit from an open ceiling well into the first floor. A concave wall separates the hall from the bar to the north-east, which is entered through bowed double doors with glazing. The restaurant in the north-west corner has double muntin doors with leaded and glazed upper panels and a segmental overlight. The closed-string staircase has tall square newels tapering above the handrail and terminating in saucer finials, in a style being developed by Voysey. Reeded balusters. The first floor has an octagonal open well looking into the ground-floor hall and protected by a reeded balustrade. The doors to the 2 principal rooms are of muntin type with stained glass panels. The north room also has a fireplace with a 3-panel overmantel.

### **3. Proposal**

- 3.1. The works within the curtilage of the yacht club comprise alterations to the landward side entrance point into the car park, with the aim of easing manoeuvre of larger vehicles into the club car park to deliver yachts and materials for the other coastal defence works. The proposal uses the same materials and architectural detailing in replacing elements of the boundary.
- 3.2. The other works to provide coastal defence include the removal of cast steel stanchions and mild steel cross pieces comprising the existing anti fall barriers to the yacht basin and replacement by dwarf walls in concrete faced where appropriate by brick and surmounted by clear glass screens.

#### 4. Consultations/comments

- 4.1. None received in the context of this application. (Only the club commented on the planning application)

#### Consultees

##### 4.2. Lowestoft Town Council

Consultee	Date consulted	Date reply received
Lowestoft Town Council	19 July 2019	8 August 2019
Summary of comments: This application was considered by Lowestoft Town Council's Planning and Environment Committee at their meeting on 6 August 2019. It was unanimously agreed to recommend approval of the application.		

##### 4.3. Statutory consultees

Consultee	Date consulted	Date reply received
Suffolk County Archaeological Unit	N/A	8 August 2019
Summary of comments: No objection providing a Written Scheme of Investigation is agreed and work on site to implement this conducted. (Note this is attached to the planning decision associated with this application)		

Consultee	Date consulted	Date reply received
Historic England	N/A	1 August 2019
Summary of comments: No objection; refer to published advice for assistance and to the views of your specialist conservation and archaeological advisers, as relevant.		

##### 4.4. Non statutory consultees

None

#### 5. Publicity

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

Category	Published	Expiry	Publication
Listed Building	26 July 2019	16 August 2019	Beccles and Bungay Journal

Category	Published	Expiry	Publication
Listed Building	26 July 2019	16 August 2019	Lowestoft Journal

## 6. Site notices

General Site Notice

Reason for site notice: Listed Building; Major Application  
Date posted: 22 July 2019  
Expiry date: 12 August 2019

## 7. Planning policy

National Planning Policy Framework (2019)

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

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

## 8. Planning considerations

### Planning considerations

8.1. Section 7 (1) of Chapter II of the Planning (Listed Buildings and Conservation Areas) Act 1990 controls and authorises works affecting listed buildings where no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.

### Character of the work

8.2. The proposed introduction of a new landward physical barrier adds to the existing physical infrastructure which characterises the coastal location of Lowestoft, its sea-facing buildings and spaces and that this need not be either harmful, unexpected or unusual. Features such as pre-existing sea defences, the promenade, existing pedestrian and vehicle barriers, groynes, harbour walls, sheet piling are the context for this proposal. The new work will simply add to the typology rather than appear as something distinct and unusual.

8.3. Whilst there will be a visual change to the setting of designated heritage assets such as the Yacht Club, this will be within the nature of such a setting where coastal defence and protection measures have evolved and been developed over time. The development of the harbour and south Lowestoft could not have taken place without coastal defences and this proposal represents the latest phase of the history of defence against the tides.

8.4. There is no objection in principle to the proposed work in general. This particular application is for listed building consent in relation to the Yacht Club building and within the curtilage of that building. The work generally will protect the designated heritage assets comprising the listed yacht club and port house and the conservation area surrounding in south and north Lowestoft.

- 8.5. The setting to the Yacht Club specifically will suffer some slight additional clutter, from the raised walls, though one can argue that existing yacht storage and yachting ephemera creates an untidy but vibrant context in any case and any small level of harm is outweighed by the significant public benefits of this proposal, and the benefit to the building itself that arises from protecting the listed building from flooding harms.
- 8.6. The detailed design quality overall is neutral being neither a positive feature nor one that detracts from its surroundings.
- 8.7. The work directly in proximity (and within the curtilage of) the yacht club comprises the sea defence walls and the landward side entrance alteration. The landward side entry is to be altered using the forms and methods already established and will be seamless once complete representing a neutral change to fabric that is not historic but is compatible and appropriate to the specific setting. The design includes for the use of roundels to match those existing with the club's logo which is considered attractive.
- 8.8. The use of glazed panels to the seaward side are considered to help alleviate some of the utilitarian character of heavy engineered elements of the defence and again can be characterised as neutral in impact.
- 8.9. The Heritage Statement for the Royal Norfolk and Suffolk Yacht Club (June 2019), is considered by officers to be well researched and well considered and should be deposited with the Suffolk County Council Historic Environment Record prior to completion of the project; this to be attained by condition.
- 8.10. The Heritage Statement and the Historic Environment DBA are considered to meet the requirements of paragraph 189 of the NPPF where local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

## **9. Conclusion**

- 9.1. This proposal as it relates to this Listed Building application is a small part of an important project with very significant public benefits. The proposal will preserve the special interest of the listed building.

## **10. Recommendation**

- 10.1. Approve with conditions.

### **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 constructed in all respects strictly in accordance with drawings with prefix 676284 and the following suffixes:

Location plans: PL300, PL301, PL302, PL303 all revision 0 showing definitive red lined site extents and;

Detailed works plans reference PL111 rev 5, PL112 rev 6, and;

Details and sections: PL203 rev 4 (club walls), PL204 rev 3 (section FF), PL205 rev 3 (Sections GG, HH), and the Historic Environment Desk-Based Assessment by ASE (Report No: 2019119v2 of April 2019),

all received 10 July 2019, for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

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

3. Before the works are complete, the Heritage Statement for the Royal Norfolk and Suffolk Yacht Club (June 2019), shall be deposited with the Suffolk County Council Historic Environment Record.

Reason: To ensure recording of historic assets.

4. The reconstructed pier to the yacht club landward walls shall incorporate the slight batter found in the existing piers and use the same brick and bond pattern as the existing and a mortar mix to match the colour of the original.

Reason: To ensure exact reproduction of the wall details where the submitted details are not clear with regard to the wall batter)

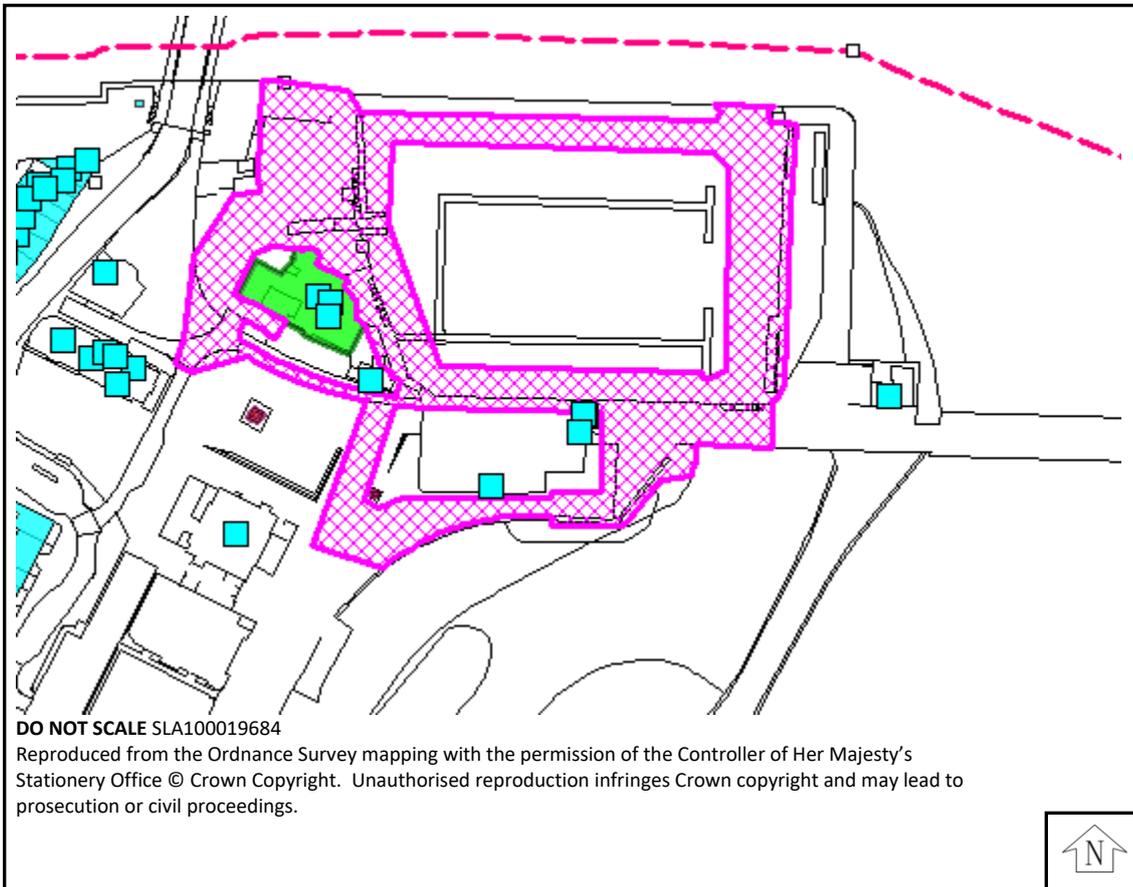
#### **Informatives:**

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/19/2754/LBC at <https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PUFLJIQXL7N00>

## Map



## Key

-  Notified, no comments received
-  Objection
-  Representation
-  Support