



Committee Report

Planning Committee North - 20 January 2026

Application no. DC/25/3663/RG3

Location

33-41 Puddingmoor
Beccles
Suffolk
NR34 9PJ

Statutory determination date 1 January 2026

Application type Deemed Council Development

Applicant East Suffolk Council

Parish Beccles

Proposal Replacing existing UPVC windows with new UPVC windows to all elevations matching in style as existing.

Case Officer Katherine Rawlins
01502 523018
Katherine.Rawlins@eastsoffolk.gov.uk

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

1. Summary

- 1.1 Permission is sought for the installation of replacement windows to the front and rear elevations at no's 33-41 Puddingmoor, Beccles, in which there is an Article 4 Direction in force in the Beccles Conservation Area.
- 1.2 This application is before the Planning Committee (North) as the building and land is within the ownership of East Suffolk Council.
- 1.3 No third-party representations have been received, and the Town Council raises no objection.

2. Site Description

- 2.1 No's 33-41 Puddingmoor is a group of 5 modestly proportioned modern bungalows located within the Beccles Conservation Area on the far western edge of the settlement boundary under the ownership of East Suffolk District Council.
- 2.2 Puddingmoor is located within Character Area 3 of the Beccles Conservation Area Management Plan and is identified as forming part of the original medieval character of Beccles, with the land to west and north located entirely within the jurisdiction of the Broads Authority.

3. Proposal

- 3.1 Permission is sought for the installation of replacement windows to the front and rear elevations at no's 33-41 Puddingmoor, Beccles, in which there is an Article 4 Direction in force in the Beccles Conservation Area.
- 3.2 As such, planning permission is required for the installation of replacement windows in this instance, as the group of bungalows fronts a 'relevant location' (highway, waterway or open space) in which permitted development rights for the enlargement, improvement or other alteration of a dwellinghouse are removed under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order.

4. Relevant Planning History

- 4.1 None

5. Consultee Responses

Consultee	Date consulted	Date reply received
Beccles Town Council	13 November 2025	2 December 2025
Summary of comments: No objection		

6. Third Party Representations

6.1 None

7. Publicity

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

Publication	Published date	Expiry date	Reason
Beccles and Bungay Journal	14 November 2025	5 December 2025	Conservation Area
Lowestoft Journal	14 November 2025	5 December 2025	Conservation Area

Site notices

Site Notice Type	Date Posted	Expiry date	Reason
General Site Notice	19 November 2025	10 December 2025	Conservation Area

8. Planning policy

- WLP1.2 - Settlement Boundaries (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- WLP8.29 - Design (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- WLP8.39 - Conservation Areas (East Suffolk Council - Waveney Local Plan, Adopted March 2019)
- National Planning Policy Framework 2024
- BECC5: Heritage (Beccles Neighbourhood Plan, 'Made' September 2021)
- BECC9: General Design Policies (Beccles Neighbourhood Plan, 'Made' September 2021)
- Historic Environment Supplementary Planning Document (East Suffolk Council, Adopted June 2021)

9. Planning Considerations

Principle

- 9.1 Under Section 38 of the Planning and Compulsory Purchase Act 2004 planning applications must accord with the Development Plan unless material considerations indicate otherwise. The Development Plan includes the Adopted Waveney Local Plan (2019) and the Beccles Neighbourhood Plan 2019-2036 (Made September 2021).
- 9.2 The site is located within the settlement boundary of Beccles as shown in the policies map of the Adopted Waveney Local Plan (2019). Subject to compliance with other policies of the Development Plan, the principle of development is acceptable.

Design and Impact on Heritage Assets

- 9.3 In accordance with policy WLP8.39 of the Adopted Waveney Local Plan (2019) and the Council's statutory requirements under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Authorities must pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a Conservation Area.
- 9.4 Policy WLP8.39 adds that proposals for replacement doors, windows and porches in conservation areas where Article 4 Directions are in place, must be of a suitable design and constructed in appropriate materials. Applications will be assessed with reference to the prominence of the location, the historic and architectural value of the building and the historic and architectural value of the feature to be replaced.
- 9.5 Policy WLP8.29 of the Adopted Waveney Local Plan is a more general design policy that requires development to respond to local context and form of surrounding buildings in relation to overall scale, layout, the site coverage and height and massing of existing buildings; to account for the relationship between buildings and the wider street scene; and to protect the amenity of the wider environment and neighbouring uses.
- 9.6 Paragraph 208 of the NPPF (2024) requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 9.7 The Heritage Statement notes that Puddingmoor is not a major through route from the Bungay Road to the west, but it has two-way traffic and provides access to the Beccles Lido, a public car park, various boatyards and small businesses including the Waveney Hotel beside the river at the northern eastern end of Puddingmoor. It is a lane of medieval origin leading to the historic centre of Beccles with its church and marketplace. The lane was of particular importance leading to the quays when the River Waveney was navigable before the turn of the 20th century after which the herring industry declined. The surrounding area has a semi-rural character with land directly opposite to the north and west, located within the River Waveney River Valley - Waveney Meadow - and the Broads Authority Executive Area.
- 9.8 This group of modern bungalows is not identified as having any architectural or historic importance in the Beccles Conservation Area Appraisal Management Plan and is set back from the street frontage along Puddingmoor behind a brick boundary wall. No's 33-41 Puddingmoor is not a historic building therefore, as it comprises a group of 5 modern bungalows located on the southwestern side of Puddingmoor on the edge of the Town Centre. The bungalows were built in the late 1960s/early 1970s and are constructed from brick and render with timber clad gables and a shallow pitched roofline of concrete pantiles. Access to the rear is via an upward sloping concrete path at the southwestern end next to the 20th century extension to the serpentine retaining wall of the front garden.
- 9.9 The Heritage Statement submitted in support of this application identifies that the brick serpentine boundary wall, which forms the front boundary to the application site, is of some architectural and historic significance, as it marks the former northwestern boundary of the Grade II listed St Mary's House in Ballygate, situated 40 metres to the southeast on elevated

ground. The site of Nos. 33-41 Puddingmoor is of historic significance therefore, as it forms part of the grounds of the medieval St Mary's Chapel and 13th Century Leper Hospital where the early 19th century Fauconberge Grammar School (St Mary's House) now stands.

- 9.10 The Historic Environment Supplementary Planning Document is a material consideration.
- 9.11 Paragraphs 10.25-10.27 states that the installation of replacement windows in original, old and rare historic buildings will not normally be acceptable, because these features contribute to the character of historic buildings, where there is a presumption in favour of retaining and repairing original and historic windows – joinery and glazing. Where windows have however been replaced (i.e. modern post war replacement) the principle of doing so is acceptable, subject to the replacements being of an improved design quality that enhances the historic building.
- 9.12 The Heritage Statement refers to the existing windows to the front and rear elevations, as needing replacement with windows of better thermal performance and insulation. The existing windows to be replaced are modern uPVC double glazed, side hung casements, with top vents in white frames, which would have replaced the original timber frame windows. No objection is raised to their replacement with windows of an appropriate design. The replacement windows are of a similar style and design, with white double glazed uPVC side hung casements incorporating trickle vents to allow for improved ventilation, in white frames of the same size and dimensions as the existing windows.
- 9.13 The rear elevation of no's 33-41 Puddingmoor is not visible from the streetscene along Puddingmoor and the front elevation is partially screened in views by the brick serpentine wall that is slightly elevated above street level. There are no strategic viewpoints in this part of the Conservation Area that would be impacted by this proposal. The replacement windows, being of similar size, dimensions and design as the existing white uPVC casements, would therefore have a neutral impact on the character and appearance of the Beccles Conservation Area and would preserve its historic character and appearance, in accordance with policies WLP8.29, WLP8.39 of the Adopted Waveney Local Plan (2019), policies BECC5 and BECC9 of the Beccles Neighbourhood Plan (2021) the Historic Environment Supplementary Planning Document (2021) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Amenity

- 9.14 Policy WLP8.29 requires development to protect the amenity of the wider environment and neighbouring uses. This application, for replacement windows to the front and rear elevations of no's 33-41 Puddingmoor, would have no adverse impact on the amenity of the neighbouring properties at no's 43 or 29 Puddingmoor, located either side of the application site to the southwest and northeast, from overlooking or loss of privacy.

10. Conclusion

- 10.1 In summary, the installation of replacement non-original uPVC double glazed windows with windows of similar size, dimensions and design as the existing white uPVC casements, would have a neutral impact on the character and appearance of the Beccles Conservation Area and would preserve its historic character and appearance, in accordance with policies WLP8.29, WLP8.39 of the Adopted Waveney Local Plan (2019), policies BECC5 and BECC9 of

the Beccles Neighbourhood Plan (2021) the Historic Environment Supplementary Planning Document (2021) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11. Recommendation

- 11.1 It is recommended that planning permission is granted subject to planning conditions listed below.

12. Conditions

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall be completed in all respects strictly in accordance with drawing no. Site Location Plan, Casement Style Windows (Asset Fineline), Photos to show Existing Windows received 24 September 2025, and the Design and Access Statement / Heritage Impact Statement received 6 November 2025, 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.

Background information

See application reference DC/25/3663/RG3 on [Public Access](#)