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## Appeal Decision

Site visit made on 16 June 2026

**by G Bayliss BA (Hons) MA MA MRTPI IHBC**

an Inspector appointed by the Secretary of State

Decision date: 03 July 2026

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### Appeal Ref: 6004287

#### **2A Sheep Market, Spalding, Lincolnshire PE11 1BH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by A Piccaver against the decision of South Holland District Council.
  - The application Ref is H16-1096-25.
  - The development proposed is the replacement of windows at first floor level and access door to ground floor.
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### Decision

1. The appeal is allowed and planning permission is granted for the replacement of windows at first floor level and access door to ground floor at 2A Sheep Market, Spalding, Lincolnshire PE11 1BH in accordance with the terms of the application, Ref H16-1096-25, and the plans submitted with it, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with drawing no.0518/25/01B – Existing Floor Plans, Site Location Plan, Existing & Proposed Elevations, Proposed Block Plan.
  - 3) The windows hereby permitted shall not be installed until detailed drawings (scale 1:20, 1:10, 1:5, half or full size etc.) showing frame sections, method of opening, sills etc. and a sample of the proposed colour and finish have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved specification and retained thereafter.

### Preliminary Matters

2. I have a statutory duty under sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses and to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

### Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area, with particular regard to designated heritage assets.

## Reasons

4. The appeal property lies within Sheep Market, an area where surrounding buildings enclose a roughly triangular open space within the town centre. Sheep Market, along with the Market Place and Hall Place, are key points within the Spalding Conservation Area which reflect the medieval core and its character as a market town. The Council's Spalding Conservation Appraisal and Management Plan (2025) references the organic evolution of its buildings with an array of building types and styles but an overall harmony to the appearance of the streetscape. It also explains that the surviving medieval plan and succession of spaces and streets and lanes provides the distinctive character of the conservation area, along with the surviving design and architecture from the medieval period onwards. From the submitted evidence and from my visit, the significance of the conservation area, insofar as it is relevant to this appeal, is mainly drawn from the range of built development within it, and the relationship of the buildings to each other and the spaces around them.
5. The appeal property forms part of what appears to be a relatively modern range of flat-roofed two storey buildings which have retail units on the ground floor, incorporating shop frontages, and windows above. The appeal property extends across the first floor of 2 and 2a Sheep Market but is accessed only via 2a. This range is one of several relatively modern properties set within a wider streetscape of more characterful historic buildings. Given the appearance of the appeal property including its flat-roofed frontage and modern style of shopfronts, it does not have the attributes to make a positive contribution to the character and appearance of the conservation area.
6. Alongside the appeal site is 1 Sheep Market, a Grade II\* listed building (Ref.1359545). The list description mentions that the building dates from the early 13<sup>th</sup> century, and is a small, former Priory building of brick and stone with an almost entirely 19<sup>th</sup> century appearance, except for its rounded shape. For the purposes of this appeal, the building's significance derives from its age, function, historic fabric and its architectural features. The property is an eye-catching building at the top corner of Sheep Market where it joins Hall Place. The medieval streetscape and surrounding historic buildings contribute to the significance of the building. However, its significance is somewhat eroded by the rather imposing modern buildings to either side including the appeal building which have the high, flat parapets.
7. The appeal proposal seeks to replace three first floor windows to the front elevation which are currently painted timber casements with storm-proof opening lights. It is also proposed to replace the first floor windows to the side and rear, which appear to be a mix of painted timber, metal and UPVC of various designs. It is proposed to replace all these windows with UPVC, in a unified design of three casements. A door to the side elevation is to be replaced with a composite door and a rear window is proposed to be blocked up. In relation to this door and rear window, the Council does not appear to raise an objection and as these are largely out of public view, I have no reason to disagree.
8. As part of the original application, little detail was provided to describe and illustrate the existing and proposed windows. It is therefore difficult to assess the proposed change to the thickness of the window framing and overall design. Nevertheless, the planning statement explains that the replacement UPVC windows would be

flush casements, replicating that of traditional windows. The appeal statement further explains that there is a vast array of UPVC timber-effect windows on the market and that frame, casement sizes and jointing can generally replicate those as if they were made of timber.

9. I recognise the need to maintain appropriate window materials and construction details in heritage settings. In many cases UPVC is not an appropriate material due to visible differences such as in frame thickness and overall construction, difficulty in replicating glazing bars, especially structural ones, and reproducing moulding details. The proposed change of painted timber or metal windows to UPVC is therefore often contentious, with good reason. The incremental erosion of historic joinery and poorly specified new windows can often markedly harm the character and appearance of a conservation area or the setting of listed buildings.
10. It is, however, important to take account of the age and character of each building and to individually assess the windows to be replaced. Given advances in the range of UPVC windows, it is rarely sufficient to say that they are inappropriate in all heritage settings. Indeed, the appellant suggests that the Council has allowed UPVC windows in a new-build development nearby <sup>1</sup>. In the case before me, the building is not of any great age or significance. Equally, the existing windows are timber or metal without any particular merit. In fact, the storm-proofing to the front windows, thickening the sections, is a feature largely resisted as a non-historic detail.
11. I have considered the Council's comment that resisting UPVC in a conservation area has been tested at appeal<sup>2</sup> but having reviewed this decision and, in the absence of any further detail, it appeared to include replacing timber sliding sash windows and a window on the ground floor. It also appeared to be a retrospective application. The Inspector in this case commented on the markedly thicker frames and proportions. Therefore, this appeal does not appear to be reflective of the case before me where it is suggested that window details can be replicated. I also accept that the presence of other UPVC windows within a conservation area is not a justification for allowing all others. Therefore, I must determine this appeal on its own merits.
12. Whilst it is unfortunate that few window details have been provided, the appellant intends to install flush casements, to replicate the joinery sections, including traditional jointing, and to select a finish which resembles painted wood. Photographs of such windows have also been provided with the appeal statement.
13. On this building, considering the current windows, their first-floor position and the appellant's design intent for the replacements, I see no reason why an appropriate joinery condition could not be applied to this permission. This would ensure that the Council retains control over the window details, including the finish. As such, the proposal would have no harmful effect on the significance of the conservation area or the adjoining listed building. It follows that the expectations of the Act and Framework would be met. It would accord with Policy 29 of the South East Lincolnshire Local Plan (2019) which seeks to protect heritage assets from inappropriate development.

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<sup>1</sup> Ref.H16-0651-19 H16-0008-20

<sup>2</sup> APP/A2525/W/24/3336415

### **Conditions**

14. I have considered the conditions put forward by the Council against the requirements of the PPG and the Framework. In the interests of conciseness and enforceability the wording of some of the conditions has been amended.
15. To provide certainty, I have imposed a condition specifying the relevant drawing. I have also imposed the joinery condition, on which the appellant has had the opportunity to comment.

### **Conclusion**

16. For the above reasons, and taking account of all other matters raised, I conclude that the appeal should be allowed.

*G Bayliss*

INSPECTOR