

Online Comment

Application H01-0265-23
Location 55a STONE GATE COWBIT SPALDING PE12 6AH
Proposal Extension and alterations

Name Greg Watkinson
Address Conservation Officer

Date Submitted 19-04-23
For/Against Comments

I wish to raise no objection to the principle of the proposed development. Whilst there is no formally adopted conservation area for Cowbit, the property itself can be considered to be a non-designated heritage asset owing to the fact that, as a signal box, it contributes somewhat to the rail heritage of Cowbit. In conjunction with the former station and the station house, both of which are adjacent to the site.

Given that the site is abandoned and reuse for its intended purpose is extremely unlikely, I would suggest that this proposal represents a viable alternative use that also serves a dual function, to actively conserve and enhance the non-designated asset. It is appreciated to see that the proposed residential extension/new wing included in the proposals is of a scale that in external dimensions remains visually subservient to the host structure and is of a style that compliments the surrounding rail architecture. I would therefore suggest that, as the proposal would not visually harm the existing signal box, and because the restoration of that host structure is in the interests of its preservation, the application can be considered to assist in conserving the historic environment with regards to non-designated heritage assets and is consequently acceptable on the basis of consideration alongside Policy 29 of the SELLP.

The Case Officer should, therefore, continue to consider the application in accordance with Policy 29 of the SELLP and Sections 12 and 16 of the NPPF, in addition to all other relevant policy and guidance positions.