

Online Comment

Application H01-0314-26
Location 110 BARRIER BANK COWBIT SPALDING PE12 6AQ
Proposal Two Storey Rear Extension & Alterations

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Date Submitted 17-04-26
For/Against Comments

The building is recorded on the Lincolnshire Historic Environment Record and is considered to be a non- designated heritage asset. As the proposal appears to consist largely of alterations directly affecting the non- designated heritage asset, a Heritage Statement, including a Heritage Impact Assessment, should be submitted in accordance with paragraph 207 of the National Planning Policy Framework (NPPF).

In addition, to fully understand the nature and extent of the proposed alterations, a detailed written schedule of works should be provided.

Policy

National Planning Policy Framework:

Paragraph 207: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Paragraph 216: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".