

Online Comment

Application H01-0687-22
Location 6 STONE GATE COWBIT SPALDING PE12 6AH
Proposal Proposed detached garage & new frontage wall

Name Greg Watkinson
Address Conservation Officer

Date Submitted 15-09-22
For/Against Comments

I wish to object to this proposal on conservation grounds. As a grade I listed property, the adjacent church of St Mary is amongst the very most important listed buildings in the entirety of South Holland. To erect a modern, featureless garage block on the far Southern boundary of the host property's curtilage - abutting the roadway and therefore in the closest possible proximity to the Grade I listed church would be to introduce into this specific setting a feature which is incongruous to the character of the site, and neither better reveals nor preserves the significance of the listed building, as is a requirement for all developments within the setting of a listed building, as outlined in Section A, Para. 3 of Policy 29 of the South East Lincolnshire Local Plan (2019).

Furthermore, the adjacent Vicarage can easily be considered to be a non-designated heritage asset and to place a large, roadside structure in the proposed location would undoubtedly impact upon characterful views and therefore the setting of the Vicarage in its context alongside the Grade I listed church, when approaching from the East, representing a further harmful design impact upon the local character and distinctiveness.

To the west of the host property is a large portion of side land which could easily accommodate such a proposed structure in a manner which, akin to the house is drastically set back from the road, therefore, minimising the visual impact upon both the grade I listed building and the associated vicarage. I would suggest that a proposal to place the proposed on that aforementioned side land would be viewed much more favourably from a conservation perspective. However, in this proposal's current format, I must suggest that the officer refuse permission on the above grounds in addition to any other considerations deemed relevant to this case.