

Online Comment

Application H02-0017-26
Location Rear of 92 - 94 North Street Crowland Peterborough PE6 0EF
Proposal Erection of 2 dwellings with associated parking

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Date Submitted 05-02-26
For/Against Comments

The proposed development site is located within the Crowland Conservation Area. This part of the conservation area has no strong or consistent built form or materials to guide new design, and the existing development is varied. The site in its current form is unobtrusive and blends into the background, causing no harm to the character or appearance of the conservation area.

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

The proposed development does not appear to enhance the conservation area; however, it may preserve its character and therefore have a neutral impact. To fully assess this, further information is required. This should include a scale drawing showing the ridge heights of the proposed dwellings in comparison with neighbouring properties, as well as detailed specifications for the driveway construction and boundary treatments, as these elements will have a significant influence on the character of the conservation area. These details must be provided to properly understand the overall impact.

Because the existing plot does not draw attention, the new buildings should remain as subservient and unobtrusive as possible. Plot 2 is particularly visible and would have a reduced impact if it were of a smaller scale.

Potential harm arising from material choices could be mitigated through a full external materials condition. Although some information has been submitted, specifics like the colour of the clay tiles, and whether different bricks are proposed for headers and cills all influence the building's appearance and its impact on the character and appearance of the conservation area.

We also note that the proposed development occupies a substantial proportion of the plot. To prevent cumulative impact from future extensions and alterations, we recommend the removal of permitted development rights under Classes 1, 2 and 14. This will help ensure the long-term protection of the conservation area.