Online Comment

Application	H02-0603-20
Location	31 WEST STREET CROWLAND SPALDING PE6 0EE
Proposal	Replace wooden windows and door with upvc windows and door (retrospective)

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Date Submitted	13-11-20
For/Against	Comments

The building in question is recorded in the Lincolnshire Historic Environment Record (HER). This notes that it was identified as being of sufficient local historic or architectural interest to merit being considered for the 'Local List' compiled by South Holland District Council. The building is described as:

"Large two storey yellow bricked house in Flemish bond with slate roof. It has two large bay windows to the ground floor with a central doorway with decorative architrave. The bay windows probably date to the Victorian or early part of the twentieth century, replacing, most likely, eight pane sliding sash windows. There are three windows to the first floor, symmetrically placed above the windows and door. The windows have rubbed brick splay headed arches which are slightly narrower than the current windows indicating that the window apertures have been widened to fit a larger window. The windows have stone cills. The roof has slightly raised gable ridges and two chimney stacks, the southern most chimney looks like it has been removed and a small stack has been left for decoration or symmetry. End pilasters with a three course eaves band flush with the pilasters producing a frame like effect. This building is a good example of this style of building of this period and survives with only a few changes to its original construction."

The 'Heritage Impact Assessment' submitted does not meet the minimum standards of the National Planning Policy Framework (paragraph 189) or the South East Lincolnshire Local Plan (Policy 29, point 'F' on information in development proposals). The historic environment record has not been consulted and the significance of the building has not been described, and there is no assessment of how the proposal (retrospective) may affect this significance.

Historic England's guidance for producing heritage statements of this kind states that what is required is an objective assessment of significance rather than a justification statement.

The impact assessment does not mention the early 20th century stained glass previously found in the upper lights of all windows on the front elevation, which appears to have been removed and not reinstated 'like for like'.

Historic England has issued extensive guidance on energy efficiency in historic buildings, advocating a 'whole house approach' that does not require comprehensive replacement of fabric using modern materials. For instance please see:
https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/

https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/