Online Comment

Application	H04-0035-22
Location	18 High Street Donington Spalding PE11 4TA
Proposal	Erection of 9 dwellings comprising 5 detached dwellings and 4 town houses

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Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	27-01-22
For/Against	Comments

This proposal is within a central and prominent portion of the conservation area for Donington and thus carries with it the potential to significantly alter the character and appreciation of this portion of the designated heritage asset as well as the nearby Grade II listed Mansfield House, and Red Cow Hotel.

The proposed designs appear to be fairly appropriate to the setting, and in particular, the street frontage properties appear to be quite close to the vernacular, with their 2-bay, terraced, slate-roofed style, similar to the bulk of the C19th development in the immediate setting. Furthermore, I have no objections on conservation grounds to the principle of a development of this type in this setting, and this is especially the case given that the structures proposed to be removed are of no value to the character of the area.

However, given the conservation area setting, I recommend that the applicant should be required to amend the proposed materials, to ensure that all are appropriate to the Historic Environment setting. UPVC windows and doors are not an acceptable material in this setting, especially given the prominence of the site, and the weight of impact that such a proposal would have on Donington and its conservation area at large. Policy 29 of the SELLP sets out that wherever possible, proposals should retain and reinforce the local distinctiveness of Conservation Areas through the use of setting-appropriate materials, and therefore, all materials should be of high quality and sympathetic to the historic environment. I, therefore, suggest that the applicant should be required to provide timber windows and doors, as well as black metal rainwater goods. Additionally, all roof lights should ideally be conservation-style and flush fitting.