

Online Comment

Application H05-0144-18
Location HOLBEACH MANOR 2 FLEET ROAD FLEET PE12 7AX
Proposal Erection of snooker room extension to existing dwelling and garage blocks incorporating annexe accommodation.

Name Ian Marshman
Address Lincolnshire County Council Places Team Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 04-04-18
For/Against Comments

Although Holbeach Manor lies outside of the Holbeach Conservation area, the property is a substantial and well preserved architect designed early twentieth-century house originally known as Redroofs, and its grounds are recorded in the Lincolnshire Historic Environment Record as a historic park. Therefore both the house and park merit consideration by the local planning authority as non-designated heritage assets, as set out in the National Planning Policy Framework section 12, paragraph 134.

The proposed development is sympathetic in scale and design to the historic main house, and given its location to the side of the property, would not otherwise substantially harm the significance of the house or its historic parkland. However, the proposal to use brown uPVC windows and doors in the residential extension and garages in an attempt to "match" existing timber and Crittall steel in the main house would represent harm to the setting and significance of this currently well preserved non-designated heritage asset.

The proposal has no known below ground archaeological impacts.