

Online Comment

Application H08-0818-25
Location Chespool House Chesboule Lane Gosberton Risegate PE11 4EU
Proposal Proposed Timber Storage Shed

Name Gregory Watkinson, Principal Conservation Officer
Address Council Offices, Priory Road Spalding PE11 2XE

Date Submitted 30-09-25
For/Against Comments

I write to confirm that I have no objection to this proposal.

Paragraph 212 of the NPPF, confirms;

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

It is important to note that this paragraph also de facto establishes that harm to the setting of a listed building can be categorised into one of three categories, those being 'less than substantial harm', 'Substantial Harm' and 'Total Loss'.

Paragraph 213 of the NPPF further confirms

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification".

In this case, I consider the proposal to represent a form of less than substantial harm to the setting of the listed building, and ascribe that harm to be at the very lowest end of that category. Representing, the most minor form of harm that may be categorised as harm. Harm is identified because the proposal does represent a form of modern development in the setting and context of the listed building, which may in some extremely minor way, reduce the originality and readability of the original plot layout. However, the materials proposed are appropriate, as is the design, and the positioning, located behind extant buildings, so as to reduce visibility from the public realm. As such, I do not consider that this proposal places the appreciation of any listed assets on site at any risk. Due to the low degree of harm identified, I consider the proposal to be justified by the applicant's stated intention to use the site for timber storage, in order to enhance the domestic useability of the site.

Referring to the local plan, Policy 29A(3) refers to development within the setting of a listed building and confirms "Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building." In this instance, as per the assessment above, I consider this proposal to preserve the significance of the listed building by virtue of a lack of a considerable impact.