Online Comment

Application	H08-1335-21
Location	Land off Spalding Road Gosberton Spalding PE11 4NP
Proposal	Residential Development - 28 dwellings. Outline Approval H08-1216-17

Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	08-07-22
For/Against	Comments

I wish to raise no objection to this proposal from a built-heritage conservation perspective. The proposed site is adjacent to the Grade II listed Gosberton Baptist Church. However, the proposed layout and scale of the proposed new bungalows offer an acceptable degree of separation and visual subservience such as to not present a risk of appearing to encroach upon or overbear the listed structure.

Furthermore, the proposed residencies make good use of appropriate and high-quality external materials including brickwork to match the general theme of both the wider area and the darker hue of the adjacent listed building, as well as natural roof coverings (slate and clay pantile). Whilst it is proposed that doors and windows will be UPVC, this site is not within a conservation area, and the effect of UPVC accoutrements would not be so severe as to present a risk to the adjacent listed building.

I do, however, recognise that the existing historic barn building facing the street frontage, which it will be necessary to demolish to create access to the site, could easily be considered to be a non-designated heritage asset in its own right, being a relatively well preserved and attractive example of its type. As such, I would advise that any approval be accompanied with a condition requiring the undertaking of a full photographic recording of that structure.