

GASarchitecture

Heritage Impact Assessment

Project no. 1046

For:

Mr & Mrs Tatum

Proposed:

Repairs & Alterations to a Listed Building at:-

3 Chancery Lane
Holbeach
Spalding
Lincs
PE12 7DS

January 2026



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Householder Planning Application with Listed Building Consent

Heritage Impact Assessment

Client:	Mr & Mrs Tatum
Site:	3 Chancery Lane, Holbeach
Proposed works:	Repairs & alterations including removal of existing roof tiles & replacement with slates, Repair & replacement of windows, re-pointing of masonry, internal alterations to bedrooms, etc.
Designation:	Grade II listed, in a Conservation Area.

1.0 INTRODUCTION

- 1.1 This Heritage Impact Assessment has been prepared to support a Householder Planning Application with Listed Building Consent for proposed repair/alteration works at 3 Chancery Lane, Holbeach.
- 1.2 The application property has no prior planning history available.
- 1.3 The most recent relevant history nearby is the adjoining property, number 1, which in 2024 was granted planning permission & listed building consent to replace its roof with slate and have the mortar re-pointed. These works are in progress – it's roof has already been replaced with slate, as this application proposes to do. Chancery Lane has little other history of relevant planning applications.
- 1.4 The purpose of this document is to describe the heritage significance of the site and its setting, assess the impact of the proposed works, and demonstrate how the scheme preserves or enhances the character and appearance of the Holbeach Conservation Area, in accordance with the NPPF (2024) and relevant South Holland planning policy.
- 1.5 The nature of the proposal is to repair and preserve the remaining significant features of the building, whilst replacing materials at the end of their lifespan with matching or more appropriate/sympathetic alternatives. The proposed works will, in turn, help secure the building's current use as a small family home for years to come, provided it is well-maintained, etc.

1.6 The proposed works are:

- a. To repair, splice & re-paint existing timber sash windows to the front (principal) elevation. Existing single-glazed panes to be replaced with new, more thermally efficient, heritage style, slim double-glazed units in existing sashes by specialist joiner.
- b. Removal of existing roof coverings & replacement with new slate roof tiles & associated ridge/hips & flashings, etc.
- c. Removal of an existing dividing stud wall between two bedrooms and a new stud wall constructed in a new position, to alter the size of these two rooms.
- d. Replacement of rainwater goods throughout.
- e. Replacement of existing aluminium framed windows to side & rear elevations with new, more thermally efficient like-for-like aluminium framed units.
- f. Rake out existing cement mortar from masonry and repoint with appropriate natural hydraulic lime mortar.
- g. Re-positioning of existing side fence & gate to increase driveway space.
- h. Removal of existing concrete hardstanding from the driveway and replacement with gravel.

1.7 The applicants arranged a visit with the SHDC conservation officer in Nov/Dec 2025, to which the attending officer advised that the prospect of slim double-glazing units being retrofitted to the front sliding sash windows would not be opposed provided the finished result matched the existing like-for-like. The windows to the side & rear, if being replaced, would also need to match like-for-like, despite these units being of aluminium frame construction, likely fitted in approx. the 1980's and bearing no significance to the building's heritage. It was advised that uPVC units would not be acceptable.

1.8 This HIA and the application are accompanied by the following drawings prepared by GASarchitecture;

Drawing List:

- | | |
|--------------|--|
| a. 1046-1001 | Site Location Plan & Existing Block Plan |
| b. 1046-1002 | Existing Floor & Roof Plans |
| c. 1046-1003 | Existing Elevations |
| d. 1046-1004 | Existing window schedule |
| e. 1046-3001 | Proposed Block Plan |
| f. 1046-3002 | Proposed Floor & Roof Plans |
| g. 1046-3003 | Proposed Elevations |

- h. 1046-3004 Proposed window schedule
- i. 1046-3005 Window details (Existing & Proposed)

2.0 SITE DESCRIPTION

- 2.1 The application dwelling is a semi-detached, two-storey, 3-bedroom family home, constructed as a pair in 1854, according to the date stone on the principal elevation central gable end. It is the western of two semi-detached dwellings (1 & 3 Chancery Lane) that are listed as a pair (list entry number 1146883).
- 2.2 The application site is set within the Holbeach Conservation Area, as designated in the SHDC's 13 conservation areas designated within the district.
- 2.3 Official Listing Entry [Historic England]:

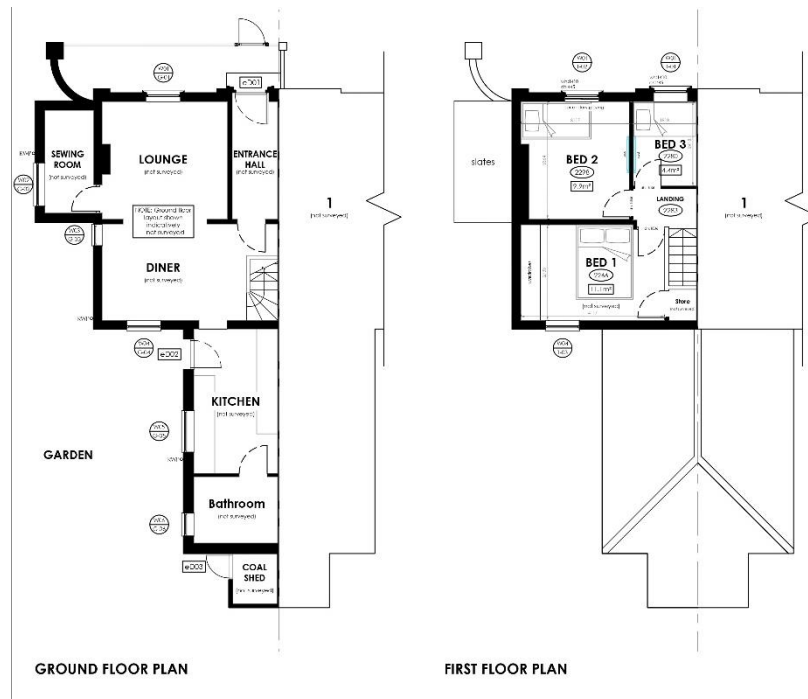
Date first listed: 16th June 1976

HOLBEACH CHANCERY LANE TF 3424-3524 (north side)

15/55 Nos. 1 and 3 16.6.76 II

"2 cottages. 1854, C20. Red brick. Hipped concrete tiled roof with 2 lateral stacks. 2 storeys, 4 bay front with corner pilaster strips. Central 2 bays project slightly and are topped with pediment containing moulded oval plaque inscribed: 'JST 1854'. Central pair of semi-circular headed doorways with moulded imposts and keystones; No.1 to the left with a C20 glazed door' No.3 to the right with door with recessed panels; and both with fanlights with radiating spokes. Beyond to the left is a single plain sash. Beyond to the right is a single glazing bar sash. Above to the left are 2 plain sashes. Above to the right are 2 glazing bar sashes."

Listing NGR: TF3598524572



Extract of the floor plan layouts as existing

Existing photographs



Front view of no's. 1 & 3 from Chancery Lane/Albert Street, November 2025.



Rear view of the application dwelling, November 2025.



Main roof – concrete tiles



Rearmost roof – slate tiles



Side lean-to roof – slate tiles



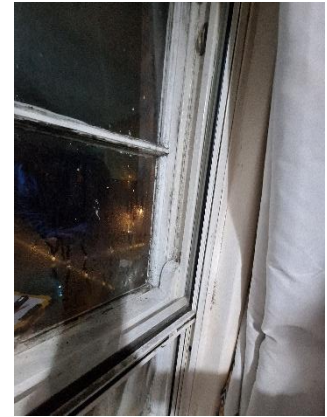
Rear roof – corrugated sheets



Existing aluminium
framed windows



Existing timber windows
in a deteriorating but
repairable condition



Existing timber windows
in a deteriorating but
repairable condition.
Secondary glazing
internally.

3.0 PROPOSALS

3.1 The proposals within this application comprise various repairs, replacements and alterations, all in keeping with general maintenance and upkeep, while improving the liveability of the dwelling for its occupants.

3.2 The '6 over 6' glazing bar sliding sash windows to the front elevation differ from those of the adjoining number 1, which feature '2 over 2' larger pane sliding sash windows. For a property of this age, both styles could be deemed original, but one would assume both dwellings would have matched when originally built as a pair. If one dwelling has had its sash windows replaced in the past, it is unclear which side they were replaced on. That being said, the current units are in need of sympathetic repair, splicing and painting to maintain and extend their lifespan. The applicant proposes to introduce slim double-glazing units to replace the existing inefficient single-glazed panes. This will not change the appearance of the windows but will be a welcome improvement to the functionality of the windows & comfort within the building too.



Left: Examples of heritage timber windows
with retrofitted double-glazed units.

3.3 a) The main roof of the property currently consists of concrete interlocking roof tiles. These were already fitted when the buildings were first listed in 1976, indicating the roof to be over 50 years old and now towards the end of its lifespan. The applicants have had to repair some small areas of leaks in recent years, so to protect the condition of the timbers etc feel it appropriate to invest in having the roof coverings replaced. With the existing inappropriate concrete tiles removed, there will be opportunity to replace with more sympathetic & period-correct slates, of which the house was more likely to have installed originally. This will also blend seamlessly with the new slate roof that next-door installed recently, further enhancing the buildings as a pair. The same slates are proposed to be installed by the same local roofing contractor to ensure seamless connectivity.

b) The existing side lean-to extension and the rearmost roof of the rear projection both currently feature slate roof tiles. These are in average/poor condition; the application does seek for all areas of roof within the application boundary to be re-roofed in slate.

c) The rear projection featuring the kitchen etc. has corrugated sheets to the western elevation. These are also a later addition, likely mid-20th century. Totally inappropriate for this building, this roof will be replaced with slate as well.

3.4 The first-floor features 3 bedrooms. One of which, bedroom 3 - the "box room" - is very small at just 4.4sqm, as such is no longer suitable for the growing family that occupy the dwelling. The proposal here is to enlarge the box room by sacrificing some of bedroom 2 which is of a generous size in comparison. The width of bedroom 3 will be increased by approx. 600mm, which will then exceed the minimum width stipulated in the Nationally Described Space Standards document, while increasing its floor area from 4.4sqm to 5.8sqm. The original wall will be carefully taken down and carted off site, with all affected adjoining walls, floor and ceiling made good to match existing. A new stud wall, with acoustic insulation between the studs & plasterboard & skim finish to both sides will be built in the new position. Skirtings, architrave and other joinery will all match existing. No changes will affect any internal doors or notable features (of which the house has little surviving original internal features).

3.5 Some rainwater goods are original cast iron units whilst some have previously been replaced with modern PVC replacements. Any areas of cast iron requiring replacement are proposed to be of powder-coated aluminium equivalents, colour black & style all to match existing & maintain the traditional appearance. Any existing PVC to be replaced will be of like-for-like material/colour.

3.6 The windows to the side and rear of the dwelling are of approx. 1980's aluminium frame double-glazed construction. These are low performing and aesthetically unappealing. Replacing with timber units throughout would be cost-prohibitive to the applicant, so the proposal is to replace with new, like-for-like aluminium frame units, with higher-performance double-glazed units to comply with current building regulations/Approved Document Part L for existing dwellings.

3.7 Over the years, by previous owners, the masonry has been re-pointed in some areas with sharp sand and cement. This is in varying states of repair, and areas of damage/spalling quickly cause areas of mould/damp internally. It is well documented that hard mortars like this can cause damaging effects on solid brick walls like these which need to "breathe". Therefore, it is proposed that this mortar be raked out and re-pointed with more appropriate natural hydraulic lime mortar. This will allow effective vapour permeability, allowing moisture to escape, reducing damp and mould, all whilst enhancing the appearance of the brickwork & better conveying how the building would have originally appeared.

3.8 The existing parking arrangements are restrictive for the current owners. There is a 1.8m tall close-board timber fence and gate separating the driveway from the garden which is visible from the highway. Currently, to fit two vehicles on the driveway, they are parked bumper-to-bumper and the applicants only have a small car and van. The proposal is to remove this fence from its current position, and re-install it set further back towards the garden, allowing more space for two vehicles. The existing fence / gate are to be re-used, however if replaced will match existing.

3.9 No changes to the boundaries are proposed in this application.

3.10 The existing driveway is of concrete slab construction, slippery when wet and visually unappealing. The proposal is to break up and remove this concrete slab and lay gravel down as hardstanding for vehicular parking. This, in turn, will also reduce surface runoff, aid sustainable drainage and improve the appearance of the external landscaping to the dwelling.

4.0 CONCLUSION

4.1 The proposals seek to improve the condition of this heritage asset while retaining its character and significance.

4.2 The repair works and replacements listed within this document are due to a genuine need to upgrade existing elements of the listed building, as opposed to any intention to add to it by way of any additions. As such, the works are required and therefore it is logical to try and re-introduce some

more original character, bringing the appearance of the building closer to how it would have originally looked. It is of paramount importance that the significance of the heritage asset does not worsen, which we believe this application seeks to only maintain or improve.

4.3 Where repairs are to be carried out, they will be kept to a minimum, in order to keep as much of the existing fabric as possible. Any replacements are to be carried out with more sympathetic materials, leading to an overall improvement to the external appearance of the listed building.

4.4 The existing dwelling will remain unchanged from the view of its principal elevation, be it from Chancery Lane or Albert Street. The only changes seek to improve and enhance the property whilst keeping its heritage significance.

4.5 In our opinion these proposals will have no negative impact on the surrounding Conservation area. They will lead to the enhancement and preservation of its appearance.

Statement ends

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January 2026