

Online Comment

Application H09-0211-25
Location Bank House 1 Albert Street Holbeach
Proposal Conversion of 2 existing flats to create 4 flats

Name Ross Anthony
Address Historic Buildings and Places (AMS) The Courtyard, 37 Spital Square
London E1 6DY

Date Submitted 09-04-25
For/Against Comments

Address: Bank House 1 Albert Street, Spalding, PE12 7DN
Application Ref: H09-0211-25

Proposal: Conversion of 2 existing flats to create 4 flats.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the Arrangements for handling heritage applications - notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

HB&P have reviewed the documentation available and while we understand the desire to adapt the building, this must be carried out in a manner that is sensitive to its historic and architectural interest. Although the listing suggests that the main element of significance is the dwelling's exterior and group value, it is important to remember that the internal areas are also covered by the designation of the building as a heritage asset.

The application lacks a suitable heritage statement/ impact assessment to understand the significance of the interiors and how the alterations will affect the historic building fabric and understanding of the historic use of the building. Do any original features remain, such as fireplaces, skirting, cornices, etc.? And will these be altered or lost with the insertion of kitchens, en-suites, etc.

As such, the application does not satisfy Para. 207 of the NPPF (2024), which requires suitable information, justification and evidence to be submitted in support of any application involving alterations to a listed building. It has also failed to demonstrate that this heritage asset can be further adapted without causing further undue harm.

Any revised plans and justification should keep in mind Historic England's Advice Note 2 'Making Changes to Heritage Assets', which advises that: It is not appropriate to sacrifice old work simply to accommodate the new.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: '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'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Recommendation: Submission of amended plans and/or additional justification to address the above heritage and conservation issues. We would be happy to review the amended scheme.

Ross Anthony
HB&P Casework