Historic England

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Our ref: L01590219

4 April 2025

Dear Ms Hill

Arrangements for Handling Heritage Applications Direction 2021

WESTHOLME, 32 WEST END, HOLBEACH
Application No. H09-0245-25

Thank you for your letter of 20 March 2025 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice
Summary
Historic England is welcoming of the overall intent to convert the basement. However, we have concerns regarding the lack of information provided.

Impact
Part of the application seeks to demolish an existing staircase to the basement and to lower the basement floor level.

The submitted heritage statement does not outline the significance of fabric to be affected or the impact of proposals.

The application also seeks to install new windows to the façade, however proposed window specifications are not provided.

Without sufficient information about the above elements, the proposal has the potential to cause harm to the significance of the listed building.

Policy
In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the

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proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (NPPF 207).

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (NPPF 208).

Further to the general duty upon the authority in the 1990 Act S66(1) to have special regard, the National Planning Policy Framework sets out that all harm to designated heritage assets requires clear and convincing justification and in the case of less than substantial harm to be balanced against public benefits, '…great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be) (NPPF 212, 213, 215).

Position
It is recommended that further information is provided to your Conservation Officer to enable them to make an informed decision, such as; a Heritage Impact Statement outlining the impact of proposed works on historic fabric, information about the proposed methodology for lowering the basement floor level, information about the existing staircase to the basement, and details of the proposed windows to be installed to façade

Historic England welcomes the proposed retention and reinstatement of original basement flooring where possible.

Recommendation
Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 207, 208, 212, 214, 215 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

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Historic England

Yours sincerely

I.Hartley

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