

Online Comment

Application H09-0339-26
Location 36 West End Holbeach Spalding PE12 7HA
Proposal Change of use from an MOT testing station, vehicle repair garage and petrol filling station to a flexible (Class Sui generis) commercial unit, while retaining the petrol filling station use

Name Greg Watkinson
Address Conservation Officer

Date Submitted 07-05-26
For/Against Comments

I wish to confirm I have no objections to the principle of this proposal.

The application contains several aspects which would not typically be acceptable in a conservation area setting (i.e. grey external cladding, box shutters etc) however, a site assessment shows that there is additional context which mitigates against these arguably harmful aspects. Namely, the site as extant is itself an eyesore, and whilst it is proposed to retain the relatively functional looking building, in a poor state of repair and is therefore considered an eyesore in the immediate area. As a result, the proposed works, which would result in a modernised and tidied appearance would represent a neutral, possibly even positive effect upon the CA, even though the proposal contains aspects which, in typical circumstances, would not be considered appropriate. In this instance, the proposal can be considered to assist in conserving and/or enhancing the historic environment.

However, having said that, should you be minded to approve the application, I would recommend imposing a condition that requires the submission of the details of the proposed box shutters. This is because an overly prominent box shutter would appear out of sorts and incongruous. The applicant should be minded that any shutter storage should be as discreet and low profile as possible.