

Online Comment

Application H09-0378-25
Location No 1 West End Holbeach Spalding PE12 7LW
Proposal Change of use of first floor office to 2 bedroom apartment including alterations & extension

Name Greg Watkinson
Address Conservation Officer

Date Submitted 23-05-25
For/Against Comments

This is an extremely finely balanced case, representing a significant and readily visible alteration to a highly prominent, town centre non-designated heritage asset.

On the one hand, were the above-ground-floor aspects of this proposal to be an entirely new structure/extension being proposed, there would be obvious reasons to object to the proposal given the relatively unattractive and obtrusive nature of the structure above the ground-floor level. The submitted Heritage Impact Assessment acknowledges the inappropriate nature of the extant roof extension.

However, this is a proposal simply to alter and adapt an existing somewhat inappropriate flat-roofed rooftop extension by adding a metal standing seam roof, allowing for the use of the eaves space. Therefore, this can - as mentioned in the HIA - be considered to be an exercise in improving an existing feature by means of enhanced detailing and more sympathetic treatment.

In this regard, proposals to add new stone balustrading can be considered a great enhancement to the character of the original structure, whilst also working to add a visual barrier to some of the rooftop structures.

I therefore wish to raise no objection to the proposal. However, given the extreme prominence of this building and its value to the character of the conservation area, I recommend that should the application be approved, conditions requiring a materials schedule, as well as specific detailing of all windows and doors and the design of the additional balustrading shall be submitted to and approved in writing by the LPA. As acknowledged in the HIA, the acceptability of this proposal fundamentally pivots upon the quality of the fine detail and therefore, it shall be a basic expectation that the absolute highest possible quality of design and materials shall be employed to satisfy these conditions.