

Online Comment

Application	H09-0909-21
Location	Land to Rear of The Chequers Hotel 15 High Street Holbeach PE12 7DU
Proposal	Erection of one detached dwelling & pair of semi-detached dwellings with associated works

Name	Greg Watkinson
Address	Conservation Officer

Date Submitted	22-03-22
For/Against	Comments

I write to confirm that I have no objections to this proposal from a Heritage Conservation perspective.

The proposed design is modest in scale and makes use of several 'heritage' character elements such as parapet gables and locally-appropriate slate roofing. These elements, combined with the overall style will create properties that give the impression of modest, heritage-style back-land type development. In addition to this, the site is screened from the public realm by virtue of its lack of a street frontage, meaning that the proposed development's impact upon the conservation area as appreciated by the general public, will be minimal.

Whilst the proposed use of UPVC windows and composite doors is not the ideal solution within a conservation area setting, it is the case that the area is, as described above, shielded from public view, and UPVC is already relatively prominent in this backland portion of the area.

The Case Officer should continue to consider this application in accordance with Policy 29 of the South East Lincolnshire Local Plan and Section 16 of the National Planning Policy Framework, as well as all other relevant policies and guidance.