

Our ref: Mossops/4 High Street

Your
ref:

Date: 20 January, 2026

Mossop & Bowser Solicitors

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South Holland District Council
Customer Services
Council Offices
Priory Road
Spalding
PE11 2XE

Dear South Holland District Council

Planning Application Supporting Statement re: 4 High Street, Long Sutton, PE12 9DB ('4 High Street')

This statement accompanies the planning application for the proposed renovation and development works to 4 High Street, Long Sutton, PE12 9DB.

Mossop & Bowser ('the Firm') has maintained a long-standing presence within the local community in both Holbeach (at Abbots Manor) and in Long Sutton (currently at 30 Market Place and previously at The Churchyard offices) since its establishment in 1826. In recent years, the Firm has experienced sustained growth and in order to support this managed expansion, the Partners propose relocating to a larger premises, namely 4 High Street, as it reaches its 200th year.

The proposed relocation is expected to create opportunities for further local employment, increase footfall on the High Street, and enhance the availability of legal services for the town and surrounding areas by enabling lawyers from all departments to be based in Long Sutton. The Firm's existing offices at 30 Market Place are no longer of sufficient size to accommodate lawyers from more than two departments at any one time.

The property at 4 High Street is located on the B1359 off the corner of the High Street and benefits from direct access from the pavement. It is currently in commercial use, with a retail unit on the ground floor and a beauty salon occupying the first floor. The proposed works are primarily internal in nature and comprise the following:

- i. conversion of the ground floor to provide accessible meeting rooms, toilet facilities, a small kitchen for staff and office accommodation for secretarial and support staff;
- ii. conversion of the first floor to provide office accommodation for lawyers and trainees as well as small breakout areas; and



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- iii. refurbishment of the small rear yard including the rebuilding of the wall to the side of the yard, to ensure a clear and safe fire escape route. The works to the rear yard are not expected to result in any material visual impact on neighbouring residents due to the location and enclosed nature of the space; however they will contribute to an overall improvement of the appearance and functionality of that area (as illustrated in the accompanying photographs from inside the yard itself and to the rear of the property where 4 High Street sits on the left).

The design proposals, prepared with PDG Architects, have been informed by the character of the existing building. The intention is to modernise the internal layout while preserving the traditional external appearance of the property and the wider High Street, ensuring that the building remains functional and sustainable for the long term.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'meß.', is positioned below the typed name 'Mossop & Bowser'.

Mossop & Bowser

mdack@mossops.co.uk

enc: Photographs of rear yard



