

Online Comment

Application	H11-0056-26
Location	4 High Street Long Sutton Spalding PE12 9DB
Proposal	Change of use from former gift & interiors shop to ground floor and hair & beauty salon on first floor to solicitors office to include alterations and insertion of rooflights

Name	Greg Watkinson
Address	Conservation Officer

Date Submitted	19-02-26
For/Against	Comments

I write to confirm that I have no objections to this proposal. However, this is subject to several provisos and the possible need for further information prior to determination.

I am satisfied with the basic principle of the proposal, and have no concerns with any aspect of the proposed scheme other than the proposed infilling of the inset coach door to the east side of the principal elevation. It should be noted that the proposal site is in a central location within the Long Sutton Conservation Area. Moreover, the property is considered to be a non-designated heritage asset (NDHA) because it is recorded as a 'building of local heritage' by the LPA. Because of this status, and the influence the property has upon the wider appreciation of the Conservation Area, it is important to ensure that any proposal is as sensitive as is practically possible.

I would therefore recommend that with reference to the proposed infill of the doors, detail should be provided showing that, in order to better replicate the appearance of the window situated immediately to its east, a matching chamfered brick cill will be used. Moreover, to ensure that the readability of the existing opening is retained, the brickwork and window should be inset and not flush with the existing wall. Should the application be approved, then I would recommend that a condition be applied requiring the detail of the proposed new window be submitted, and another requiring the frames to be painted black to match the existing fenestration on site. Lastly, conditions should be applied ensuring that the brickwork matches the existing in terms of brick size and bond, and that the final brickwork on the frontage elevation be painted to match the existing finish on the facade, and to avoid any new brickwork appearing out of keeping with the remainder of the property.

As a note, I would also recommend that for the avoidance of doubt, drawing no. 25037/PL04 should be amended to remove any references to 'timber panels' when the HIA seems to suggest that those panels would be windows. This vague wording could suggest a fully timber panel without glazing, in contrast with the HIA. Suffice it to say, a solid timber panel situated on the front elevation would not be seen as acceptable.