

Online Comment

Application H11-0389-25
Location 39 & 43 West Street Long Sutton Spalding PE12 9BN
Proposal Proposed change of use of existing buildings to form 2 HMO's and 1
bedsit

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For/Against Comments

Address: 39 & 43 West Street, Long Sutton, Spalding , PE12 9BN
Application Ref: H11-0389-25

Proposal: Proposed change of use of existing buildings to form 2 HMO's and 1 bedsit

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the Arrangements for handling heritage applications - notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent.

The impacts of this application are almost impossible to assess as the submitted heritage statement and other documentation fails to describe or assess the interior of the heritage asset. It is unclear if there is any original plasterwork, skirting, fireplaces, etc in the building? Will the new ensembles harm any internal decorative scheme (we note they are to extend across certain chimney breasts)? Is the stair to be removed original or of interest?

The application has failed to justify the proposed change of use as it has not adequately assessed the impact of the associated alterations use on the significance of the building and the historic fabric that remains. The application is therefore contrary to requirements of NPPF paragraph 207.

Policy: Chapter 16 of the NPPF (2024), particularly paragraph 212, states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Recommendation: Withdrawal or submission of amended plans and additional justification to address the above heritage and conservation issues. We would be happy to review the application again at that stage.

Ross Anthony
HB&P Casework