

Online Comment

Application H11-0390-20
Location ADDERLEY HOUSE 23 LONDON ROAD LONG SUTTON PE12 9EA
Proposal Renovation and Change of Use from C2 Residential Care Home to C3 to form 10 Self Contained Residential Apartments

Name Gregory Watkinson, Conservation Officer
Address Council Offices Priory Road Spalding PE11 2XE

Date Submitted 06-08-20
For/Against Comments

Having reviewed the plans submitted within this application, I wish to raise no concerns with the principle of development in terms of conversion of this listed property from C2 use to C3 use. It is good to see that the proposals to add new walls and divisions would be done in a fully reversible manner, that the new external window on the frontage elevation would be replica in style and timber in construction and also that the proposed roof windows are heritage style units.

Unfortunately, without the benefit of a site visit, i am unaware of the condition of the interior of the property, but the single concern i would raise is that as the property is Grade II listed, the removal of internal material may present a significant risk to the historic value of the property, particularly via the removal of the staircase in the South Eastern wing of the building. Generally it is accepted that removal of original material within listed buildings should be kept to a minimum wherever possible and if the staircase is original to the property or a key character feature of the listing, its loss would not be acceptable.