

Online Comment

Application H11-0780-23
Location 12 PARK LANE LONG SUTTON SPALDING PE12 9DH
Proposal Proposed conversion of dwelling into 1 new house and 2 new flats

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Address Historic Places Team Lincolnshire County Council

Date Submitted 23-10-23
For/Against Comments

The property is a large house with a late Georgian facade incorporating a period pedimented doorway and wooden sash windows. The positioning of the windows on the northern elevation suggests the facade is a later addition to an older building and while there is evidence of alterations in the 'modern' windows on the southern range and windows on the north elevation there is no evidence of extensive renovations, although an inspection of the property has not been made. From historic mapping the building appears relatively unchanged from at least the late 19th century.

This is an historic building of early 19th century date or earlier, which reflects a period of affluence within the settlement of Long Sutton and can be considered a non-designated heritage asset.

The proposed alterations involve the replacement of windows with non-traditional materials as well as the blocking up of doorways and creation of new openings, notably replacing an original window with French windows.

NPPF 2023, para 194 states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

Para 203 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

It is recommended that the applicant is required to submit a heritage statement which will identify the significance of the historic building and how any alterations to the historic fabric will affect that significance. It is suggested that the statement should include some historical and cartographic research, to demonstrate the development of the building, as well as photographs of the buildings elevations an interior to illustrate any historic fabric to be altered. This will enable the effect on the historic character of the building to be determined and whether any form of mitigation is required.