

Online Comment

Application H11-0793-23
Location 47 GEDNEY ROAD LONG SUTTON SPALDING PE12 9JL
Proposal Proposed side & rear single storey extensions & internal works including demolition of existing conservatory

Name Greg Watkinson
Address Conservation Officer

Date Submitted 08-09-23
For/Against Comments

I write to confirm that I have no objections to this proposal upon conservation grounds.

This site is situated across the road from the Grade II listed Cock and Magpie Cottage. However, the site is not situated within a conservation area. Policy 29 of the SELLP states that proposals within the setting of listed buildings will be supported where they preserve or better reveal the significance of the asset. The proposal site is visually distinct from the listed building, being separated by a substantial distance and Gedney Road between them. Furthermore, the trend of development on this side of Gedney Road in the immediate setting is of more modern residential development. Because of these facts and because the proposal represents only a minor set of extensions, mostly oriented to the rear, outside of public view, I conclude that this proposal would have no detrimental impact upon the significance of the nearby asset, and as such, by virtue of a lack of impact, the proposal succeeds in preserving its significance and is therefore acceptable in terms.

Therefore, the case officer should continue to consider the application in accordance with all relevant planning policy and guidance considerations, including Policy 29 of the SELLP and S16 of the NPPF.