

Online Comment

Application H12-0949-25
Location Lutton Marsh Methodist Church Guys Head Road Lutton Marsh PE12 9NP
Proposal Change of Use, Conversion & Extension to Create a Single Dwelling

Name Greg Watkinson
Address Conservation Officer

Date Submitted 23-10-25
For/Against Objections

I write to confirm my objection to this application.
The Methodist Chapel is a non-designated heritage asset (NDHA), as a result of being included as a building of historic interest in the Lincolnshire HER, under reference MLI127520.

Paragraph 216 of the NPPF confirms the following:

"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."

Moreover, Policy 29 of the SELLP confirms in its preliminary text;

"To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of [-] non-designated heritage assets, [-] and their settings through high-quality sensitive design."

In this instance, the proposed rear and side extension to form the bulk of the proposed residency would fundamentally alter the character of the building and is of such a scale as it would almost entirely crowd out appreciation of the original building. Per para. 216 of the NPPF above, a balanced judgement regarding the scale of harm is required. In this instance, I consider that the proposal neither conserves nor enhances the NDHA or its setting and therefore that the harm to the original building to be so complete as to represent grounds for refusal, such is its weight in the balance.

Extensions to an NDHA such as this should seek to be much reduced in scale or bear as lightweight an impact upon what original structure remains on site. This may, for instance, take the form of a form of construction to the side(s) of the extant building with a glazed link offering visual demarcation between the extant and the new.

I cannot support the proposal as it currently stands.