

Planning Statement incorporating Heritage Statement

Internal Alteration to 7 Broad Lane Moulton Spalding PE12 6PN

SUBJECT BUILDING

No.7 Broad Lane Moulton is a Grade II listed building located close to the centre of the village of Moulton.

This is a late 18th C farmhouse which was listed for its external features.

The building has been in the ownership of the Applicant for the last 18 years

THIS APPLICATION

Some 15 years ago the Applicants wished to install a new kitchen and given the fragmented arrangement to this part of the house It was considered practicable to merge two rooms to provide a family kitchen area that would be proportional to the main dwelling.

THE WORKS UNDERTAKEN

There was an existing opening between two rooms in the single storey element at the rear of the dwelling.

This opening was enlarged in width from approx. 850mm to 2700mm in order to open up two areas and create a family kitchen. A steel beam was installed above the enlarged opening and this opening was embellished by traditional render and skim plaster. With the opening lined with softwood timber as per the detailed section that accompanies this application.





IMPACT ON THE LISTED BUILDING

It is not considered that the minor works undertaken over 15 years ago have any material adverse effect on the character of the building, but have actually made a positive contribution to the sustained appeal and sustainability of this period farmhouse. The works do not constitute a permanent alteration to the building in that the original arrangement could in fact be reinstated if subsequent occupiers felt it beneficial to their particular requirements.

The materials used to form the opening are of traditional material and profile and relate well to the surroundings. Profile details are provided on the accompanying drawings.

CONCLUSION

The minor works to the dwelling were undertaken by the Applicant and current property owner some 15 years ago with best intentions to preserve and enhance this family home. The extent of the works is the enlargement of an existing opening to create a functional family kitchen and it is considered that this measured evolution is logical and represents a non-harmful alteration of a listed building which itself has undergone several alterations since its original creation.

Alan J Finch 27/01/2020