

## Online Comment

**Application** H13-0292-25  
**Location** Holly Tree House Fengate Moulton Chapel PE12 0XR  
**Proposal** Proposed replacement dwelling

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**Name** Gregory Watkinson, Conservation Officer  
**Address** Conservation Officer

**Date Submitted** 20-08-25  
**For/Against** Comments

I wish to raise no objections to this proposal.

I am satisfied that the structural engineer's report has suitably justified the argument in favour of the extant building being uneconomical and therefore unviable to retain.

The design is of a relatively unremarkable nature, and it would have been preferable to see some more detail of the original property referenced in the final design, such as the mid-section crenellation. However, the design is of a nature that I do not feel that it would represent a material risk to the setting of the adjacent listed barn, either in scale or overall design.

I would, however, request that with an approval, the determination should be made conditional, pending details of external materials, windows, doors and rooflights for both the house and the car port.

Arguably in this case the proposed car port poses a greater influence on the manner in which the adjacent listed building is appreciated as it would directly feature in views of that structure as travelling northbound along Fen Gate. I am satisfied that both the design and scale would not place that at risk. However, it is imperative that control over the final materials and detailing is given to the LPA in this instance.