

HERITAGE IMPACT ASSESSMENT

For

PROPOSED EXTENSION AND ALTERATIONS TO DWELLING

At

**GLEBE HOUSE
CHURCH LANE
MOULTON
SPALDING
LINCOLNSHIRE
PE12 6NP**

For

MR HOLT MYERS



SECTION 73 PLANNING APPLICATION ISSUE

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Revisions to original Heritage Impact Assessment

This document is to accompany an Application for removal or variation of a condition following grant of planning permission (Section 73).

The original planning application ref. H13-0334-25 was granted on 23 July 2026, this Section 73 application seeks to vary condition 2 relating to approved drawings and change the height of the rear extension roof and re-skin the front of the former garage block.

The original Heritage Impact Assessment was part of the Design & Access statement and has been extracted into this separate document for clarity. The revisions have been requested by the Conservation Officer due to recent changes in the National Planning Policy Framework specifically section HE5

All text revisions are in blue.

Heritage Impact Assessment

Statement of Significance

Glebe House

Glebe House is not listed, neither is it a designated or undesignated heritage asset. It was not constructed until 1990. The late date of construction together with the clear lack of any national or local recognition confirm that it has no historic value. In terms of architectural value, as a design it could be described as 'pleasant' but it is not outstanding, nor does it have any unique features or architectural details. Overall, it could be concluded that the building has no historic value and only limited architectural value.

The setting

The site is located on a residential street that has an established appearance. The site also sits within Moulton Conservation Area. The general appearance from outside the site is one of a dwelling within a well-established setting with significant volumes of soft landscaping. The site does therefore make a positive contribution to what is a leafy residential lane. Furthermore, the site makes a contribution to the Moulton Conservation Area, albeit possibly more for the landscaping and open space around the dwelling, than for the dwelling itself.

Impact of the Proposals

Glebe House

Works to the interior of the building will have no visual impact at all on the wider setting. The proposals to introduce an air source heat pump will also have no impact because this will be located discretely, away from the front of the property. The solar PV panels will be located on the south slope of the rear roof, which is itself to be extended. This will ensure that they will not be visible from the front of the building. There may be partial views from the south-east (fig. 02) and west (fig. 06) but in both cases these are likely to be significantly obscured by established trees and planting. All proposals to insulate and render the external walls of the existing structure have now been omitted in favour of utilizing internal insulation, therefore the existing red brickwork will remain fully visible and will ensure that this remains the dominant material below roof level. The window frames are to be changed, but the proportions of the structural openings will remain, so the overall impact will not be significant.

The single storey element of the extension (south-west side) will not be visible from outside of the site boundaries so will have no impact upon the setting. The two-storey element of the extension has been redesigned with a step down in the roofline to prevent the existing ridge lines from being extended continuously. This will greatly reduce the impact of connecting the two buildings. The connection element is also presented in a different external material for the walls, this again reducing the visual massing by breaking continuity.

The setting

First considering the effect on the setting of The Goddards, which is a grade II listed house. The omitting of the south-east gateway and its infilling with hedging will have no effect on its significance from the Church Lane frontage. This will appear as a continuation of the hedging that already exists across the central section of the site. This infill is directly opposite The Goddards. That said, the Church Lane frontage boundary of The Goddards is defined by a brick wall estimated to be 2m high. This being the case, the front boundary infill is considered insignificant with no detrimental impact to The Goddards. All windows facing towards the site from The Goddards are in the north block and so will have no direct line of sight to the proposed extension works on the rear of Glebe House. In essence there are no views from, to or through the site of The Goddards that will be impacted upon at all by the proposed works to Glebe House. *It is therefore considered that there will be no effect on the significance of this heritage asset.*

Secondly considering the impact on the setting of The Old Vicarage, which is a grade II listed house. The installation of fencing along the north boundary of Glebe House is unlikely to have any visual impact because there is already established tree growth and low-level vegetation along and to both side of the boundary. The existing vegetation is considerably higher than any fence would be. Therefore, the installation of boundary fencing is unlikely to have any real visual impact on any views of, from or across the site of The Old Vicarage. The proposed extension works to Glebe House are all located on the south-west side of the property and as such will be obscured from Glebe Houses' north boundary by the presence of the existing garage block. As such there will be no lines of sight between The Old Vicarage and the proposed extensions and there will be no viewpoints of The Old Vicarage that would be impacted upon by the extension. The proposed outbuilding will be closer to the south boundary of The Old Vicarage, but will be of single storey construction, comprising an oak-framed block with timber wall claddings and a slate roof. It is anticipated that views to it from The Old Vicarage will be extensively obscured by vegetation, however any glimpse views through would in any event be to a pleasant building. *It is therefore considered that there will be no effect on the significance of this heritage asset.*

There are a further sixteen listed buildings in Moulton, the nearest being 2 Bell Lane which is over 250m away. Most of these listed buildings are not visible from the site although the sails of the windmill on High Street are visible from Church Lane and the top of the spire of All Saints Church may be visible when the intervening trees are not in leaf.

It is therefore considered that the alterations and extension to Glebe House will have no effect on the significance of any of the listed assets in Moulton.

Regarding the impact of the proposals upon the Moulton Conservation Area, the site sits close to a pinch-point where the area is at its narrowest. The Conservation Area has a main southern area containing the mill, the church and the historic centre of the village, and a northern area centred upon Moulton Park. The connecting area encompasses a

section of Church Lane including the two aforementioned listed buildings. All land west of the Glebe House site is outside of the conservation area and comprises mostly mid to late 20th Century housing. To the east of Glebe House there is only one property depth within the conservation area before the boundary separates The Goddards from agricultural land to the east. The pre-application advice suggested that the extension would make Glebe House too large, however it is a large plot that is more than capable of accommodating an extension of the size indicated whilst still retaining a large area of soft landscaped, well-established garden. As has previously been stated, it is the landscaping that if anything contributes more to the Moulton Conservation Area than Glebe House itself. Additionally, there is precedent for extending a large residential dwelling within the Moulton Conservation Area. In 2019 under SHDC reference H13-1242-19 approval was granted for the extension of The Old Coach House at 107 High Road. This site is on the north edge of Moulton Park. This two-storey dwelling was increased in area at ground floor level from 173m² to 399m² (+226m² = 231%) and at first floor level from 115m² to 249m² (+134m² = 217%). This exceeds the proposal for Glebe House which is 170m² to 295m² at GFL (+125m² = 174%) and 170m² to 225m² at FFL (+55m² = 132%) All extensions were directly connected to the main house making the overall size significant, all as one connected block. Nonetheless this was delivered successfully, with the support of SHDC's Conservation Officer. It is worth noting that in the Officer's Report for that application it was commented 'it cannot be said that the proposals would have an impact upon the public's enjoyment of the parkland or the visual qualities or integrity of the asset. Therefore, due to the lack of an impact upon the historic environment, these proposals can only be considered to CONSERVE it.' In that case, the host dwelling was historic in nature but had been altered so significantly that it could no longer be considered as a heritage asset. Moulton Park, as well as being within the Moulton Conservation Area is also a non-designated heritage asset, the report describing it to be 'The best-preserved area of historic parkland in the district'. This successful application therefore approved the very significant extension of a dwelling that would previously have been considered to be a heritage asset, within Moulton Park which is itself a non-designated heritage asset, within Moulton Conservation Area. The final building was not considered to be too large, nor was there any objection to the fact that it is a connected block. This site is arguably more closely located to Moulton Park and is also more visible from public land (the park now accommodates parking and a play area.

On balance, it is considered that the proposals for Glebe House would have no effect on the significance of the Moulton Conservation Area, nor on the settings of either of the nearest listed buildings.



END