

Online Comment

Application H13-0728-26
Location Glebe House Church Street Moulton PE12 6NP
Proposal Proposed extension, garage conversion to provide living accommodation, demolition of existing outbuilding, erection of new outbuilding, removal of one site access & new boundary treatments including fencing - Approved under H13-0334-25. Modification of Condition 2 to allow amendments to previously approved plans

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Date Submitted 27-08-26
For/Against Comments

The application will require an updated Heritage Statement, including a revised Heritage Impact Assessment. The assessment submitted under the previous application predates the revised NPPF, and the current proposal has been expanded in scale (HE5.1, NPPF, 2026). As such, the impact on the nearby listed building and the Conservation Area should be reassessed to ensure that the significance of the asset and the effect of the amended scheme on its setting have been properly considered.

Do not support the proposed refacing of the garage block. The structure is clearly ancillary in nature and should continue to read as a garage building. The proposed alterations risk blurring this and is not reflective of its function.

I also have concerns regarding the increase in height of the rear extension. Whilst the host building is modern and not itself a heritage asset, it has been designed in a way that sits comfortably within its setting and the character of the Conservation Area. Increasing the height of the extension, combined with the additional alterations proposed, risks making it more visible from the conservation area and the nearby listed building. This has the potential to draw greater attention to the extension and alter the way the building relates to its surroundings. This is amplified by the proposed use of render which would make the enlarged extension more visually prominent.