Online Comment

Application	H13-0768-26
Location	Rear of 18 High Street Moulton Spalding PE12 6QB
Proposal	Proposed Self-Build, Two Storey Dwellinghouse

Name	Imogen Colenutt, Assistant Conservation Officer
Address	Council Offices The Hub Mareham Road LN9 6PH
Date Submitted	09-09-26
For/Against	Comments

The application site is located within the Moulton Conservation Area and in close proximity to a number of designated heritage assets, including the Grade I listed Moulton Windmill, Grade I listed Church of All Saints, and the Grade II listed 20 High Street.

In relation to the setting of the Grade I listed church, the proposal is considered to result in only a limited degree of harm. Owing to the presence of intervening development between the site and the church, views of the proposed dwelling will be restricted. Any impact arising from views towards the development from within the church's setting could be mitigated against through the use of high-quality materials and appropriate detailing.

The relationship between the proposed dwelling and Moulton Windmill is of greater concern. Unlike the church, the site is directly visible from the mill and would form part of its immediate setting. The proposed dwelling would be visible both from ground level around the mill and from elevated viewpoints within the mill itself.

Whilst there is existing modern development within the setting of the windmill, including the Abbeygate Rest Homes located directly behind it, the presence of modern development does not justify further encroachment into its setting. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings and their settings. As such, consideration must be given to the cumulative impact of development on the asset's significance.

It is acknowledged that the proposal would result in a degree of harm to the setting of Moulton Windmill. Unlike other developments that may deliver substantial public benefits (e.g. the care home), the proposal is for a single dwelling and therefore the weight to be afforded to any public benefits is likely to be more limited.

The extent of harm could, however, be reduced through high-quality design, materials, and detailing. At present it is difficult to estimate the ridge heigh in comparison to its neighbours. Please could this be shown on plan so that the visual impact of the dwelling can be more accurately assessed?

Given the sites location in an area of historic settlement archaeological comments should also be sought.

If minded to approve, the following conditions are recommended:
1. A brick sample panel showing brick, mortar and bond.
2. Roof material
3. External Joinery including windows and doors - trickle vents will not be supported.
4. Rainwater goods, barge boards
5. Location of any flues, vents, waste pipes and meter boxes
6. Restriction of Permitted development rights Schedule 2, Parts 1 and 2 - All and Part 14 Class A

Comments made in line with:

Planning (Listed Buildings and Conservation Areas) Act 1990
Section 66(1): "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

National Planning Policy framework (2026)

HE4.1: Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
HE6.4: Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal