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Your ref: PP-07123103
Our ref: 1325 1 LMS EC

26 July 2018

Submitted via the Planning Portal only
Planning and Building Control Manager
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

MR AND MRS LUKE SMITH
APPLICATION FOR LISTED BUILDING CONSENT
'THE OLD RECTORY', 8 SPALDING ROAD, PINCHBECK, LINCOLNSHIRE, PE11 3UD

Please find attached an application for Listed Building Consent for repair works to 'The Old Rectory', 8 Spalding Road, Pinchbeck.

We have spoken with Mark Simmonds your Conservation Officer prior to the submission of the application, and it was agreed that as the proposal is to essentially repair the main dwelling and outbuilding, annotated photographs would suffice. The only two modest areas of proposed change relate to the removal of the modern plywood doors (one single and one double) on the southern elevation of the two-storey barn/workers cottage to the west of the main dwelling.

Justification

Our client has recently purchased the house and outbuildings and is about to start on an ambitious programme of refurbishment work which will see the building and curtilage brought back to its former glory. It is proposed to strip the old slates from the roof, reclaim as many of the slates as possible and then felt and batten the roof before reinstatement of the slates. Great care will be taken to ensure as many slates are available for reuse and where new material is required, this will be sourced locally (for colour) and should therefore match the existing material. It should be noted that the existing roof material varies between Westmoreland (or Cumbrian slate) Slate and Welsh Slate. It is proposed to replace the slates on a like for like basis. We have produced a roof plan and accompanying photographs. There will also be localised dismantling and rebuilding to two areas of deterioration on the southern and eastern gable and this has been marked on the submitted site plan and shown photographically. Again, this work is repair and generally beyond the requirement for Listed Building Consent.

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Due to the construction method of the roof on the main house (no loft/roof void), it is not possible to inspect the roof timbers/void to assess whether there is further remedial work to be carried out once the roof covering has been removed. In the event that there is, we will liaise with the local planning authority (LPA) prior to work proceeding further.

The rear gable (east) and eastern corner of the southern gable are both deteriorating and in need of remedial repair in the form of careful dismantling and rebuilding with lime mortar to match the existing. It would appear that the existing materials (bricks, coping and stone string course) are in the main capable of being reused but where this is not possible, a suitable alternative will be agreed with the LPA.

The curtilage building to the west of the main house has more recently been used for ancillary storage and garaging but would appear to have possibly been used for residential accommodation. It is in relatively poor condition with boarded-up windows and a roof which now has pantiles missing and crumbling verges. It is our client's intention to replace the westerly modern plywood door in favour of a simple vertical planked wooden door painted cream with black door furniture and also replace the 'garage' doors towards the eastern end of the southern elevation of the building with wooden vertical planked double doors painted cream and reuse the existing door furniture where possible. The boarding over the existing windows will be repainted cream until such time as their suitable reinstatement can be proposed. The roof to the building will be stripped and the pantiles reused, any wooden roof timbers treated/replaced and then new battens and breathable felt put on before the pantiles are replaced. The existing pantiles are single roll clay tiles and it will not be difficult to source suitable replacements.

As we have discussed with the conservation officer, much of the remedial work will only be apparent once work has started on site.

We trust these details are in order, however, should you require any further information, please do not hesitate to contact us.

Yours faithfully

Lewis M Smith MRTPI