

Online Comment

Application H14-1219-25
Location Sense 38 Church Street Pinchbeck PE11 3UB
Proposal Change of use to 2 separate dwellings

Name Greg Watkinson
Address Conservation Officer

Date Submitted 22-12-25
For/Against Comments

No objections.

The proposal site is within a prominent central portion of the Pinchbeck Conservation Area (PCA) and is situated directly opposite to several listed buildings and therefore also forms a part of their setting.

The proposal is mostly in the form of a change of use. However, some small external alterations are included to facilitate this, including the creation of an additional front door, the changing of a side door to a window and the removal of a chimney stack. I consider these works to be extremely minor in terms of potential effect upon the historic environment, to the degree that I do not hold that the proposal risks the character of the setting in any way.

No detail of the proposed new fenestration is included. However, given the extensive use on site already, I assume the proposal is to use PVC units. This would typically not be acceptable in this setting. However, due to the extensive lawful use of such units on site already, it would be unreasonable to require the applicant to conform to a higher standard of fenestration. I would therefore only suggest that the applicant should be required to ensure that the new fenestration matches the existing to avoid creating an unsightly discrepancy on-site.