

Online Comment

Application H16-0014-26
Location Pied Calf Inn 20 Sheep Market Spalding PE11 1BE
Proposal Proposed removal of a chimney & redressing roof in its place - Retrospective

Name Greg Watkinson
Address Conservation Officer

Date Submitted 30-04-26
For/Against Comments

I do not wish to object to this application. The site is not a designated heritage asset, however, the building, historic in nature and attractive in its own right, makes a powerful and positive contribution to the conservation area, in one of its most prominent areas.

It is undeniable that complete with both chimneys on either gable, the building is more coherent architecturally than it would be without. In this sense, there is a minor degree of 'less than substantial harm' presented to the conservation area as a designated asset. Per Paras 213 and 215 of the NPPF, this work should therefore require clear and convincing justification and such harm may be balanced against any public benefit.

The justification and the public benefit are borne of the same issue - this being the structural integrity of the chimney. It is visually obvious from photography provided by the applicant that the chimney was in exceptionally poor condition - a modern, cementitious render appears to have caused extreme moisture damage to the internal bricks, to the point that it appears obvious that the chimney was structurally unviable and dangerous. Its removal is therefore justified and public benefit is identified in its removal, particularly as it sat directly above a public right of way.