

Online Comment

Application H16-0138-18
Location 20 - 21 HALL PLACE SPALDING PE11 1SQ
Proposal Proposed new shop front

Name Spalding & District Civic Society
Address Mr Robert West 94 Spalding Common Spalding PE11 3AU

Date Submitted 26-02-18
For/Against Objections

The premises are in the Conservation Area with two listed buildings immediately to their left and others nearby. Any alterations will affect their setting, and the planning requirement is that they should 'preserve, restore or otherwise enhance the character of the street-scene within their immediate location'. The premises are part of a range of buildings not much altered (apart from the shop fronts) from its original appearance, unlike the other two sides of the Hall Place triangle, and are thus a particularly valuable element in this part of the Conservation Area.

Shop front: Savers has a quasi-traditional shop front, so alterations should aim to strengthen its traditional elements. Unfortunately, these proposals do the opposite, diluting them by covering the moulding of the pilasters etc. by flat boarding. We recommend that this aspect of the proposal be refused and that the existing be retained. Or, better still, it should be re-submitted with enhanced traditional features, as set out in the SHDC Planning Information document 'Shop Fronts - Design'.

Signs: We find the proposals for the projecting sign and the fascia acceptable. However, those above the fascia are completely unacceptable.

a) The blanking-out of windows by vinyl film denies their very nature and is unacceptable at any time (remember my interview on Look North?), all the more so as this is a 19th century building whose wooden sash-windows retain the original slender glazing-bars characteristic of windows of this date. b) The strident, garish colour and wording amount to blatant advertising, contrary to council planning policies, which forbid signs above fascia level. c) and it is of course duplication, with the premises absurdly identifying themselves seven times over all told. We recommend refusal of all signs above fascia level.

In short, it is disappointing to find stock corporate designs being submitted regardless of local context and heedless of the privilege and responsibilities of occupying premises that neighbour listed buildings in a conservation area.