

Online Comment

Application H16-0208-26
Location 28 Westlode Street Spalding Lincolnshire PE11 2AF
Proposal Change of use from cafe/restaurant (Use Class E) to ground floor flat (Use Class C3)

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Date Submitted 30-04-26
For/Against Comments

The proposal is located within the Spalding Conservation Area and is therefore the LPA should pay special attention "to the desirability of preserving or enhancing the character or appearance of that area" (Section 72(2) Listed Buildings and Conservation Areas Act 1990). The current proposal does not preserve what is currently there, and it is not considered to result in an enhancement.

The frontage should continue to read as a shopfront, acknowledging the building's previous use. Additionally, there is concern regarding the extent of new brickwork proposed, particularly in relation to achieving an accurate and appropriate brick match that would not be harmful to the appearance of the Conservation Area.

Reinstating shopfront elements, such as a stall riser and a single large display window, would help preserve the established shopfront character of the building. This approach would also significantly reduce the amount of new brickwork required, thereby minimising visual harm and better aligning the proposal with the character and appearance of the Conservation Area.

If possible, access should be provided via the existing door to the flat above. However, this door should be replaced with one that is more in keeping with the character and appearance of the Conservation Area.