

## Online Comment

**Application** H16-0218-25  
**Location** Spalding News 24 Market Place Spalding PE11 1SS  
**Proposal** Conversion of first, second and third floors to residential flats together with alterations to shopfront and rear of building

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**Name** Historic Environment Officer  
**Address** Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

**Date Submitted** 25-03-25  
**For/Against** Comments

Thank you for consulting us on this application.

It is noted that the applicant has provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed development will comprise: 'Conversion of first, second and third floors to residential flats together with alterations to shopfront and rear of building.'

The Historic Environment Record (HER) contains information on the Building as Monument record MLI94494: 24 Market Place, Spalding '18th or early 19th century four storey brick house with slate roof and modern shop front. For the full description and the legal address of this listed building please refer to the appropriate List of Buildings of Special Architectural or Historic Interest.'

The building is included as Listed Building Grade II in the national heritage List for England as well as in the: Department of the Environment. 1975. List of Buildings of Special Architectural or Historic Interest. 1/201.

The submitted Heritage Impact Assessment confirms the significance of this Grade II listed building, detailing its historical and architectural value, as well as the impact of the proposal on the remaining historic fabric. The proposed conversion will have a significant impact on any surviving original elements of the listed building.

Recommendation:

I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of mitigation work including, but not limited to, a level 3 historic building recording of the building, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'

This will enable the building to be recorded prior to conversion.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached mitigation conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email [ruben.lopez@lincolnshire.gov.uk](mailto:ruben.lopez@lincolnshire.gov.uk) to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.

Fourteen days' notice is required before commencement of any mitigation works.

No below-ground archaeological works are required. I defer any comments regarding indirect impacts (setting) on the Spalding Conservation Area to the SHDC Conservation Officer.