

Online Comment

Application H16-0250-25
Location Monks House Bourne Road Spalding PE11 3LH
Proposal Conversion of loft to habitable space, internal alterations, addition of dormer window to west elevation, re-roof & reinstatement of historic windows

Name Spalding & District Civic Society
Address 36 Park Avenue Spalding Lincs PE11 1QX

Date Submitted 16-05-25
For/Against Objections

Whilst we welcome aspects of this application we do have concerns about the dormer window and support the comments by Historic England about the staircase made in response to the listed building consent application.

The heritage impact assessment acknowledges that this causes harm to the significance on the building and that it is "somewhat alien to a building of this period" We agree. Monks House is of important historic significance.

The applicant states that the lack of bedroom space is the main motivation for the loft conversion, yet the design incorporates gym and office space on the ground floor which results in living space being incorporated into the first floor. Could not the layout be reconfigured in some way that might reduce the requirement to convert all of the loft space for bedroom space?

The proposed dormer window seems to serve no other purpose than to provide light onto the landing area. Could alternatives be considered such as a heritage conservation window or sun tunnel windows that would reduce the visual impact of the proposed loft conversion?

Paragraph 5.6 of the Heritage Impact Assessment is headed ALTERATION 4: NEW DORMER WINDOW IN EAST-FACING ROOF SLOPE. However, the text and proposed elevation images suggest that the proposed dormer window is on the west facing slope of the building. We are concerned that the proposed dormer window is too large and would clearly be visible from both the North and South Facing elevations. As such we consider that it contravenes policy 29 of the South East Local Plan at A1. It is an alteration that does prejudice the architectural interest of the building. The proposal also contravenes paragraph 213 of the National Planning Policy Framework that requires justification for harm to the significance of a designated heritage asset from it's alteration to be exceptional. We do not consider that the justification for the proposed dormer window to be exceptional in this case.

The applicant has not indicated how the dormer window might be constructed and of what materials the dormer might be constructed. Without this information and for the reasons stated above, we cannot support the application as it stands, and ask that you note our objection to this application.