



Historic England

Mr Oscar Patman
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Direct Dial: 07823608338

Our ref: L01590813

22 April 2025

Dear Mr Patman

Arrangements for Handling Heritage Applications Direction 2021

MONKS HOUSE, BOURNE ROAD, SPALDING Application No. H16-0251-25

Thank you for your letter of 3 April 2025 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Summary

Historic England have no objection to the conversion of the roof space to form further accommodation in principle. However, we do have concerns with the proposed dormer window and the insufficient information provided within the application.

Historic England Advice

Significance

Monk's House is a Tudor house with early 16th century origins. It retains many original early Tudor characteristics and is one of only two listed buildings located within the Spalding Ward of Monk's House. It is listed Grade II* for its special architectural and historic interest.

Impact

Part of the proposal seeks to convert the loft into habitable spaces. Works include the installation of a large dormer window and 2 new staircases.

Dormer

As noted in the Heritage Statement, the present external appearance of the house retains many of its original Tudor characteristics such as mullioned-windows and hood-mouldings. The proposed new dormer would cause harm to the significance of the building. This harm would be caused by visual impact.

The Heritage Statement acknowledges that the dormer 'represents a somewhat alien form to a building of this period'.

Measurements of the proposed dormer have not been provided, however it appears to be extremely large and disproportionate in relation to all other existing apertures.



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Proposed materials have also not been provided, however regardless of this, it is clear that the dormer would introduce a highly incongruous element to the historic context, not at all in keeping with the building's character, thus harming significance.

It is noted that the dormer is desired in order to facilitate staircase access to the proposed new Bedroom 4, however the benefit this would provide does not outweigh the harm that the dormer would cause.

Staircases

The application also seeks to install two new staircases at first floor to provide loft access.

The Heritage Statement states that 'the proposed adaptations to the first floor are relatively simple with seemingly no loss of historic fabric'. However, no details of the proposed staircases or their impact on historic fabric has been provided.

Without adequate detail about this element of the proposal it has the potential to cause harm to the significance of the building.

Other

The proposal also seeks to replace a window at the ground floor west elevation. No information is provided about the existing window, its condition, reason for replacement, or the proposed replacement. Without sharing this detail, the window replacement could cause harm to the significance of the listed building.

Policy

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance [NPPF 207].

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal [NPPF 208].

Further to the general duty upon the authority in the 1990 Act S66(1) to have special regard, the National Planning Policy Framework sets out that all harm to designated heritage assets requires clear and convincing justification and in the case of less than substantial harm to be balanced against public benefits, '...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)' [NPPF 212, 213, 215].

Position

It is recommended that the proposed dormer is omitted from proposals. We acknowledge that the dormer is required to facilitate a staircase in this location. If the staircase cannot be achieved without the dormer, we recommend that the staircase is





also omitted.

We encourage the consideration of other options instead of the staircase such as interconnecting the loft spaces if possible, alternative staircase locations, opening up just one part of the loft, or reconfiguring the layout at ground / first floors to allow for the desired further bedroom accommodation there instead of in the loft.

It is also recommended that further detail is provided about works to install the new staircase(es), the ground floor window replacement, and the associated impacts on historic fabric.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 207, 208, 212, 213, 215 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

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