Online Comment

Application	H16-0318-21
Location	35A LONDON ROAD SPALDING PE11 2TE
Proposal	Refurbishment of property to include rebuilding of south east gable, provision of rooflights and dormer to north east elevation and extension to porch

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

Date Submitted	18-05-21
For/Against	Objections

We feel that the Heritage Impact Assessment is not of sufficient standard. We feel that further investigation is required as to whether this is a locally listed (article 4) building. Both 35A and 35B London Road are shown as such on the SHDC webmap, whilst the entry for grade two listed 34 London Road notes that 31-35 London Road form a grouping. We believe that this building was originally within the grounds of 34 London Road based on the 1888 Ordnance Survey Map found at http://www.archiuk.com/cgi-bin/build_nls_historic_map.pl?search_location=,%20Spalding,%20Lincolnshire&latitude=52.781346&longitude=-0.162982. Therefore we urge that further assessment is undertaken to establish the age of the building and its original purpose.

Regardless of its listed status Policy 29 of the South East Lincolnshire Local Plan requires that within conservation areas proposals should retain buildings/groups of buildings and retain architectural details that contribute to the character and appearance of the area. The proposal is to demolish the front end gable wall. This wall includes a window and surrounds with some unique architectural decorative details which would be lost under the proposed plan. We do not feel that the applicant has demonstrated that the proposal preserves, let alone enhances these details, and ask whether the applicant could explore retaining and enhancing the appearance of the roadside gable end.