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Mrs Christine Khas
Dorcette House
Little Lane
Whaplode
Spalding
PE12 6RU

11th April 2023

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00084-23 **Case Officer:** Oscar Patman
Location: 13 Welland Road (First Floor Flat) Spalding
Proposal: Proposed replacement of first floor windows & entrance door

Dear Sir/ Madam,

Firstly, I can confirm that the works will require planning permission. A full planning application can be submitted via the Planning Portal, a national website for the submission of planning applications.

As the site is within the Spalding Conservation Area, any application would be assessed against Policies 2, 3 and 29 of the South-East Lincolnshire Local Plan, 2019. These policies govern the appearance of works within the Conservation Area and ensure that any development preserves or enhances the setting. Generally, this means that replacements must be like for like in appearance. In this instance, this means that where possible timber frames should be used.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

If you have any more queries, please do not hesitate to contact me.

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BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully



Oscar Patman, Planning Officer
Oscar.Patman@sholland.gov.uk