



Historic England

Mr Oscar Patman
South Holland District Council
Priory Road
Spalding
Lincolnshire
PE11 2XE

Direct Dial: 07823608338

Our ref: L01593341

23 June 2025

Dear Mr Patman

Arrangements for Handling Heritage Applications Direction 2021

MONKS HOUSE, BOURNE ROAD, SPALDING, LINCOLNSHIRE Application No. H16-0526-25

Thank you for your letter of 3 June 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.

Historic England Advice

Historic England welcomes the amendments made to omit the proposed dormer and proposed ground floor window replacement from the proposal. However, there is still insufficient information provided about proposed works in order to adequately assess the potential harm to heritage significance.

Impact

Staircases

The application seeks to introduce three new staircases to facilitate loft access. As mentioned in our previous advice (of 22 April 2025) further detail is needed regarding proposed works to install the new staircases. The Heritage Impact Assessment states that 'the proposed adaptations to the first floor are relatively simple with seemingly no loss of historic fabric', however no details are provided. Without this detail, the installation of the three staircases has the potential to cause harm to the significance of the listed building. Detail should be provided of the proposed three new staircase installations to allow the LPA to properly assess potential impacts.

Rooflights

The application also seeks to install three rooflights to the west-facing roof slope. At present no details of the proposed rooflights have been provided, therefore they have the potential to cause harm to significance. Sufficient detail should be provided including the size, specification, material and colour of the proposed roof lights, in order to allow the LPA to make an informed impact assessment.

Policy



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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



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].

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

I.Hartley

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Inspector of Historic Buildings and Areas

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