

Online Comment

Application H16-0526-25
Location MONKS HOUSE BOURNE ROAD SPALDING PE11 1JR
Proposal Conversion of loft space into additional bedrooms, internal alterations, provision of conservation rooflights to west elevation and complete re-roofing and reinstatement of historic windows

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

Date Submitted 21-06-25
For/Against Objections

Spalding & District Civic Society appreciates that the applicant has accepted our suggestion of using conservation windows instead of the Dormer window proposal under H16-0251-25 that we and Historic England objected to.

However, we note that Historic England also made the following comments:-

"Staircases

The application also seeks to install two new staircases at first floor to provide loft access. The Heritage Statement states that 'the proposed adaptions 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."

We cannot see that the applicant has submitted a revised Heritage Impact Statement that addresses those points or that the applicant has considered Historic Englands other recommendations which were:-

"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."

The configuration of the proposed layout was also something that the Society commented upon.

Therefore, we would urge that the applicant is requested to make further amendments to their proposal to reflect these unaddressed concerns regarding this application.