

## Online Comment

**Application** H16-0637-22  
**Location** 98 London Road Spalding PE11 2TN  
**Proposal** Extension & alterations to 98 London Road and erection of pair of semi-detached dwellings to the rear

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**Name** Greg Watkinson  
**Address** Conservation Officer

**Date Submitted** 05-09-22  
**For/Against** Comments

I wish to raise no objection to this proposal on conservation grounds.

Whilst this site is situated within the Conservation Area, it is not a portion of that area that contributes substantially to the wider character of the area. Furthermore, the immediate setting is already characterized by late C20th and C21st architecture with the rear elevation of nearly all of the C19th and early C20th properties fronting London road having been substantially altered with much more modern, particularly boxy, flat-roofed extensions.

In their own way, the proposed designs of the proposed 2 dwellings does mirror that backland character by presenting 2 relatively uniform, flat-roofed structures. This design represents an interesting modern interpretation of that otherwise unappealing character, fitting in with their surroundings, whilst contributing positively. Because of this, in conjunction with the condition of this portion of the Conservation area and the setting of the immediate character, I consider the design and materials to be appropriate to this specific portion of the Conservation Area.

The proposed rear extension to the host property is justifiable in much the same way - its appearance is somewhat typical of a number of extant extensions and alterations to the rear elevations of London Road properties and therefore, its design cannot be said to be out of character with its setting. The proposal to white render the property shall not materially alter the character of this property which is already white painted and in the setting of several similar properties.

The applicant has, within the plans indicated a wish to use timber for the joinery (Windows and doors) throughout. I would ensure this remains the case by means of condition, should the application be approved.

Otherwise, the case officer should proceed to consider this application in accordance with Policy 29 of the SELLP and S16 of the NPPF in addition to all other relevant planning considerations, policies and guidance.