SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

H16/0644/02

FULL

Applicant: **Spalding Rectory Feoffees**
Tel:

Agent: **Stephen Roberts Associates**
01522 513300

Description: Erection of new parsonage and associated garages and driveway

Case Officer:
D J ROBERTS

Location: **Land Adj. The Parsonage**
Halmergate
Spalding

VALID DATE: 06-JUN-02

Targets: To case officer	13-JUN-02
Inspected by	20-JUN-02
Extra contacts	27-JUN-02
Refer outstanding	11-JUL-02

TARGET COMMITTEE	10-JUL-02
Report deadline:	26-JUN-02
TERM DATE:	**01-AUG-02**

Agreed TD Ext:

1 DWE Newbuild

Listed building:
Conservation Area: SPALDING

CONSULTATIONS CARRIED OUT

			Sent	Expiry
Site/Press Advert	SLB		18-JUN-02	09-JUL-02
Archaeological Officer	Highways & Planning Directorat	01522 552222	11-JUN-02	02-JUL-02
Bob Scrivens	Conservation Officer	Ext 4275	11-JUN-02	02-JUL-02
Spalding & Dist Civic Society	Mrs M Brassington		11-JUN-02	02-JUL-02
English Heritage (Historic Bui	East Midlands Region	01604 735400	24-JUN-02	15-JUL-02
Cllr B J Davies		01775 714225	11-JUN-02	02-JUL-02
Cllr E Pegler		01775 723732	11-JUN-02	02-JUL-02

No highways objection JTB/s DM&P 25 June 02.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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TARGET COMMITTEE		10-JUL-02	
Report deadline:		26-JUN-02	
TERM DATE:		**01-AUG-02**	
Agreed TD Ext:		09-DEC-02	

1 DWE Newbuild

Listed building:
Conservation Area: SPALDING

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Site/Press Advert	SLB		18-JUN-02	09-JUL-02
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Bob Scrivens	Conservation Officer	Ext 4275	11-JUN-02	02-JUL-02
Spalding & Dist Civic Society	Mrs M Brassington		04-NOV-02	25-NOV-02
English Heritage (Historic Bui	East Midlands Region	01604 735400	04-NOV-02	25-NOV-02
Cllr B J Davies		01775 714225	11-JUN-02	02-JUL-02
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DC RECORD SHEET

Registration
Reference H/0/06444/02. 5/6/02
Cross-reference

Case Officer DC

Directions

Standard Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard Article 3 ☐ Reg 4 ☐ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer _____

Further direction authorised by Senior Officer _____

Information satisfactory for DC _____

Fee validation check: ☐ _____

No of copies	Details

No of copies	Details

Amended description

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☑ Conserv Area ☑
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations

	All	Selected	Viz:	
ROW	☐			
T15	☐			
TRA		☐	_____	_____
ENV		☐	_____	_____
EA	☐	☐	_____	_____
DEM				
LB		☐	_____	_____
			_____	_____
ARC		☑	_____	_____
AHS		☐	_____	
HAZ	☐	☐	_____	_____
HSC		☐	_____	_____
PLA			_____	_____
		☐	_____	
ADV		☐	_____	
ADJ				

OTHER _____

Senior Officer confirmed: _____

Extra (Case Officer after inspection)
Specify:
English Heritage

Second Stage (after revalidation)
Reconsult
None ☐
All ☐
Specify

Consult for first time

Residents (Adjacent only)
Addresses :

Deliver/Post

Residents (consult first time)
Addresses :

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by _____

Date _____

Site Notice posted by BH_____

Date 17/6/02_____

Resident Notices delivered by _____

Date _____

Telephone and Visitor Record

Recommendation

Approve (or favourable) ☐

Refuse (or adverse) ☐

Signed _____

Date _____

Conditions / Reasons

Non-Determination

Permitted development (or equiv) ☐

Non-development (or equiv) ☐

Withdrawn ☐

Other ☐ _____

Confirmed by Senior Officer _____

Referral Prior to Issue

Dept of Environment (LBC) ☐

Dept of Environment (DEP) ☐

NOTES

Disabled ☐

Section 106 / 278 ☐

Demolition ☐

LB Demolition ☐

Amended Plans ☐ Received

Drawing nos

Validation Record Sheet

Reference H116/0644/02

Submitted Fee £ 220 | Fees | Invalid ☐

Receipt No P17680 | **Correct fee** £220 | Nil / discount Reason: | Reminder

Date received 05 JUN 2002 | Fees ☐ | .....

Additional £ | Receipt No | Site plans ☐ | Cancelled

VALID ☑ | Refund £ | Voucher No | Certificate ☐ | .....

Other ☐

Type : FULL

Description :
(if different from form)

(New) Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings 1

Floorspace

Earlier permission reference

GRID REFERENCE 525111 322503

Building Control records:

Already submitted - Ref R.

Request needed

NOTES

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

Wards

Spalding St Paul's 7241557 B J Davies
E Pegler

Code R

Conservation Areas

CA16 Spalding Conservation Area Conservation Area designated under Section 69/70 of the Town and Country Listed Buildings and Conservation Areas Act 1990 Not LLC

Listed Buildings - Grade 1,2*

1/41 No.8 (The Vicarage) CHURCH STREET (north side) Grade II* Listed Building 6th List of Buildings of Special Architectural or Historic Interest Planning (LB & CA) Act 1990 29/12/1950 07/01/1976 10

Properties

0176534 525079 322463 0

Planning Applications from1998

H16/0644/02 1406 525111 322503 0

Local Plan - Development Boundaries

DEVB Development Boundary 9598489

Roberts, David

From: Jim Bonnor [Jim.Bonnor@lincolnshire.gov.uk]
Sent: 14 January 2005 09:53
To: colin.pca@virgin.net
Cc: Roberts, David
Subject: H16/0644/02 Archaeological Requirements, Halmergate, Spalding

Dear Colin,

Many thanks for your letter of 14 December 2004 regarding the above and our subsequent telephone conversations and faxed information. Having reviewed the information you have sent I am clearer about the failings of the monitoring on this project. It is my understanding that, although the services were not watched there was minimal impact from the service runs given that the ground had already been raised significantly, nor did these services cause a wide area of impact on the street frontage. The only deep excavation was associated with the pumping manhole but this appears to have been located at sufficient distance from the street frontage (with respect to the results of the watching brief and the
evaluation) for the loss of information to be minimal.

I do not intend to recommend any further action in respect of these omissions but I expect the un-monitored impacts to be fully documented in the report.

Regarding the worked stone I am eager to read the report. Please keep me up to date with progress concerning their future treatment.

Many thanks for your assistance in this matter.

Jim

Jim Bonnor
Senior Built Environment Officer
Conservation Services
01522 554838

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****

EH SMITH
THE BUILDERS MERCHANT
Mill Hill, Enderby, Leicester LE9 5AL

OUR REF: L-0127/03/JT/KU YOUR REF:

9 July 2003

FOR THE ATTENTION OF MR D ROBERTS, PLANNING DEPARTMENT

South Holland D C
Council Offices
Priory Road
Spalding
LINCS
PE11 2XE

Dear Sir

Ref: Stephen Roberts Ass. Lincoln, proposed new rectory, Halmergate, Spalding

As requested by Richard Bird of the above architectural practice, please accept the attached sample of Marshalls Crowhurst multi red facing brick for consideration for this project.

Yours faithfully
E H SMITH (BUILDERS MERCHANTS) LIMITED

Jean Thompson
Representative

Enc

Stephen Roberts Associates

Architects · · Interior Designers

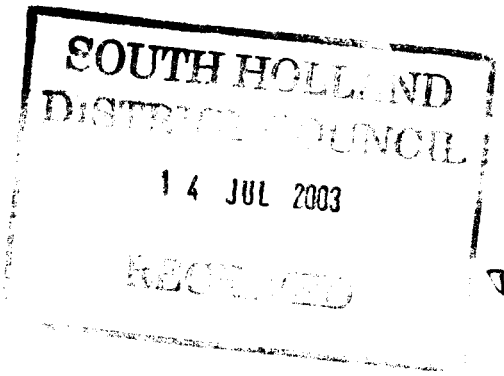
71 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

e-mail: stephenrobertsassociates.co.uk

Your ref: H16/0644/02

Our ref: RPB/CAC

Mr D Roberts
Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



11 July 2003

Dear Mr Roberts

Proposed Rectory, Halmergate, Spalding

We have recently undertaken trial holes on the site for foundation design analysis, and CBR ratings on the ground bearing conditions. One of the Planning Approval Conditions refers to 'permeable pavings' for the car park. The CBR value of the ground inside the Rectory gardens is only 2, and we have been advised by Marshalls Paviors Ltd that their permeable paviors would require around 850 mm of hardcore to carry the imposed load and work successfully in a soakaway mode. My view is that if we remove 850 mm of soil/sub-strata, the surrounding trees could well not benefit from this dispersion of top water, and I would suggest that hard (ie brick) paviors laid to falls into a French drain could provide a more advantageous solution to the welfare of the trees. I am proposing the construction of a continuous gravel filled French drain type soakaway, laid in geotextile to the whole perimeter of the car parking area. This would act as a filter to the top water, and would deliver the planted areas rather than percolating through the sub-strata.

I have discussed this with the Chairman of the Feoffees, and whilst he appreciates the reasoning for a permeable car park surface, is vehemently opposed to a gravel or shale type finish.

I would appreciate your views on this subject.

Yours sincerely

RP Bird

Stephen Roberts Associates

D R Lee no problem

29/8/03

Partners : S J Roberts Dip Arch Leics RIBA R P Bird MBIAT ACIOB

Associate : N M Bayes ABIAT

Dates for Tommy

~~Thursday~~ Sat 11 Oct. 9-45

~~Penicuik~~ Leith with Peter (Nov)

~~Thursday~~ Friday 19 Dec

Planning re New Passage

Richard Bird of
Stephen Roberts Associates
71 Lauriston Rd Edinburgh

Has not received formal notice of planning yet and has not had a reply to any of his letters dated

23 June & July & 11 July 2003

We were hoping to start towards the end of Sept

DR. Road - clk Bray 26/8/03

Udy, Peter

From: Jim Bonnor [Jim.Bonnor@lincolnshire.gov.uk]
Sent: 04 August 2003 12:16
To: Udy, Peter
Subject: H16/0644/02 Proposed parsonage, Land of Halmergate, Spalding

Peter as requested

David

AS requested further to our meeting on Thursday the following are my comments on the archaeological evaluation results for the above application.

The trial trenches did reveal archaeological remains dating to the late medieval and post medieval periods. These remains are of low density and it would appear that their importance lies in the value of the environmental material in their fills as well as the pottery assemblage from the site. The most interesting remains lie in the eastern area of the site which should not be greatly affected by development since they lie under the proposed driveway. Services will cause an impact, however, and if they will impact the eastern side of the site then appropriate recording of the disturbed archaeological remains should take place. Controlled machine excavation followed by hand cleaning and sampling should be considered.

The construction of the house and garage should be undertaken under supervision of an archaeologist and any remains revealed should be recorded and sampled as appropriate. Services should be rationalised to cause the minimum impact and the route and dimensions shown on a plan accompanied by an appropriate level of archaeological response. All ground disturbance to take place should be listed in the archaeological scheme of works.

Additionally there is a considerable amount of stonework within the gardens of the parsonage at present. This masonry is the remains of medieval stone buildings, presumably of the parish church. The scheme of works should include the results of an assessment of the stonework from the garden and a strategy for its future treatment, including recording and storage.

I also recommend that the recommendations of the environmental report are taken into account and that the final report includes the results of the full analysis of the environmental sample from the evaluation. This will provide an interesting comparison with similar information recently revealed from Fulney.

All these works can be secured by the use of an archaeological scheme of works condition attached to any permission. The wording of the condition should be as that in section 4.10.4 of the Archaeological Handbook and the applicant should be made aware of the requirements of the condition through a copy of this email.

If you have any further questions please do not hesitate to contact me.

Jim Bonnor
Conservation Services
01522 553074

****
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****

Stephen Roberts Associates

Architects - - Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

e-mail: admin@stephenrobertsassociates.co.uk

Partners: S J Roberts Dip Arch Leics RIBA R P Bird MBIAT ACIOB
Associate: N M Bayes ABIAT

DR 4/8

FACSIMILE TRANSMISSION

To:	Planning Department, South Holland D.C.
Attention of:	Mr D Roberts
From:	Mr R Bird
Re:	Proposed Rectory, Halmergate, Spalding
Fax No:	01775 762937
Date:	1 August 2003
No of Pages:	1 (incl)

Message/Comments:

Dear Mr Roberts

passed to DR

I appreciate that I have rather inundated you with letters recently (23 June, 8 July and 11 July) in respect of the above project, but respectfully enquire if you are in a position to comment yet on any of the points raised.

The Feofees Committee are keen for me to seek tenders for the works, but I am reluctant to proceed on this point until I can advise them if their requests for alterations to the scheme are acceptable to your Council.

Your comments would be appreciated in order that I can report back to the Feofees and the Diocesan Surveyor.

Yours sincerely

Richard Bird

Stephen Roberts Associates

Rang 5-8
advised Dave H
I'm trying to
Contact Pete

Please do not scale any drawing or part thereof that has been transmitted by facsimile!

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

DESTINATION NAME: Stephen Roberts Esq.

FAX NO: 01522 510630

YOUR REF/CONTACT: Stephen Roberts NO. OF PAGES (Including this page) 3.

OUR REF/CONTACT: D. Roberts.

DATE: 20 /6 /2003

SUBJECT: Spalding Rectory Feoffees - New Parsonage

FAX MESSAGE

Dear Mr. Roberts.

Please find attached draft decision notice re: above application.

Yf.

D. Roberts

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

COPY

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H16/0644/02 Received: 06-JUN-02 Type: FULL

Name: Spalding Rectory Feoffees
c/o Maples & sons
22 New Road
Spalding
Lincs. PE11 1DH

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of new parsonage and associated garages and driveway

Location : Land Adj. The Parsonage Halmergate
Spalding

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced samples of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 The external doors and windows shall be constructed of timber and have a painted finish.

Reason: To ensure a satisfactory development for this part of the Conservation Area.

4 The study area shall be set back and recessed relative to the front elevation of the dwelling in accordance with plans to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory development.

5 Prior to development being commenced all trees being retained on the site should be fenced off at least 1 metre beyond the spread of such trees by means of a fence of a minimum 1200 mm high, consisting of chestnut paling firmly secured top and bottom to line wires fixed to fence posts a maximum of 2 metres apart. Such fencing shall be properly maintained throughout the period of construction and removed only when the development is completed and building work ceases.

Reason: To safeguard the trees during development.

6 Under no circumstances shall any material, machinery, tools, fuel, etc be stored, nor any builders huts and the like of temporary or permanent nature be erected in the area protected by the fencing. Trenches for any underground services which are to pass within the fenced area shall be dug by hand and care taken not to damage any tree roots whatsoever.
When such services have been inserted in the trenches, the trenches shall be carefully backfilled and consolidated by foot every 150 mm of depth. Under no circumstances shall a machine dig be allowed within the fenced areas.

Reason: To safeguard the trees during the development.

7 Notwithstanding the submitted details the driveway shall be constructed and surfaced using permeable materials in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the future well being of mature trees within the site.

Head of Planning & Development
20 JUN 2003

H16/0644/02

Our Ref: H16/0644/02
DJR/MJT

Your Ref:

Contact: David Roberts

Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

31 March 2003

Dear Sir

Planning Application – New Parsonage – Spalding

This is to confirm that the above application was considered by the District Council's Development Control Committee on 12 March 2003. The Committee accepted the Officer's Recommendation that the Head of Planning be authorised to grant permission (subject to conditions) subject to the applicants first carrying out an archaeological evaluation.

I look forward to receiving the results of an evaluation in due course.

Yours faithfully

David Roberts
Senior Planning Officer

12th MARCH 2003 DEVELOPMENT CONTROL COMMITTEE
POST COMMITTEE INSTRUCTIONS

Page No	Application Number/ Applicant	Case Offr	Instructions/Decision
1	H23/1217/02 Miss S J Baldwin	DMG	Refused as per report and as originally recommended.
2	H09/0484/02 Mr C Au-Wong	MK	Grant as recommended.
4	H09/0668/02 Mr Holmes	DMG	Grant as recommended.
7	H18/1030/02 Port Sutton Bridge Ltd	MK	Deferred for further consideration of the following: • Environmental impact. • Leaking of substance into water system. • Robustness of dust monitoring system. • Public safety re bridleway through storage area. • Clarification of what dry goods consist of. • How the quay will be used. • Traffic generation. (Conditions 3 & 5 will need modification)
13	H19/1130/02 Miss T A Sands	DMG	Auth to grant as recommended. Also Auth to refuse plus take enforcement action if applicants unwilling to submit amended plans.
15	H05/1191/02 Mr & Mrs Williams	DMG	Grant as recommended.
18	H22/1230/02 Weston Parish Council	DMG	Auth to grant as recommended. Add note re Drainage Board comments.
24	H13/1254/02 Mr J Stamp	MK	Grant as recommended.
27	H08/1403/00 and H08/0623/01 Geest Foods Ltd	DJR	Grant as recommended.
31	H16/0644/02 Spalding Rectory Feoffees	DJR	Auth to grant as recommended.
36	H16/0688/02 Mr & Mrs Ford	DJR	Grant as recommended.
39	H16/0847/02 Mr & Mrs Howes	PJU	Grant as recommended. Add condition requiring chimneys.
43	H14/1124/02 T J & F Stenlake	PJU	Refused as recommended.
46	H16/1211/02 Fieldview Homes Ltd	PJU	Auth to Grant as recommended. (FRA needed)
48	H16/1289/02 Greenfield Way Ltd	PJU	Auth to grant as recommended.
50	H03/1290/02 Deeping St Nicholas Parish Council	PJU	Auth to grant as recommended.

Application Number: **H16/0644/02** **Date Received:** **06 Jun 02**

Application Type: **Full**

Description: **Erection of new parsonage and associated garages and driveway**

Location: **Land adjacent The Parsonage, Halmergate, Spalding**

Applicant: **Spalding Rectory Feoffees** Agent: **Stephen Roberts Associates**

---

1. REASON FOR COMMITTEE CONSIDERATION

Recommendation of approval contrary to objections received.

2. PROPOSAL

This is a full planning application for the erection of a new parsonage. In addition to the new dwelling there will be a garage block together with associated driveways. New access will be created onto Halmergate to serve the proposal.

3. SITE DESCRIPTION

The site forms part of the rear garden land of The Parsonage, a Grade II* Listed Building, which fronts onto Church Street. The site contains a number of trees and is bounded on three sides by existing brick walls. The site is situated inside the conservation area.

4. RELEVANT PLANNING POLICIES

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE
Date: 12 MAR 2003

The Development Plan

Lincolnshire Structure Plan, 1982
Non applicable

South Holland District Local Plan, 1998
Policy E2 – states the Council will give the highest degree of protection to conservation areas.

Policy E2A – the Council will give the highest degree of protection to listed buildings in order that the historic fabric of the area is retained. Proposals should:

- Preserve or enhance the location.
- Preserve or enhance the setting of the listed building in relation to its curtilage (if laid out to complement the design and function of the building) and maintains views.

Policy E2B – before the grant of permission, any proposal would need to satisfy (amongst other things) the following assessment criteria.

- Does not involve the sub-division of the garden or grounds of the listed building which would threaten the future viability or in any way detract from its setting.

Policy E1 – sets out a range of general environmental criteria including character and residential amenity.

Where the development plan contains relevant policies, Section 54A of the Town and Country Planning Act 1990 requires that a planning application shall be decided in accordance with the plan. This is unless material considerations indicate otherwise.

5. RELEVANT PLANNING HISTORY

None.

6. REPRESENTATIONS

County Highways	No objections.
County Archaeologist	Request further information in the form of the results of a pre-determination archaeological evaluation. This should take the form of trial trenching.
Environment Agency	Satisfied with the submitted Flood Risk Assessment.
English Heritage	(Summarised). • The existing Grade II* Parsonage forms part of an important group of listed buildings. This is therefore a highly sensitive site. • The proposal would appear to encroach significantly into the historic plot associated with The Parsonage. • Further research should be undertaken into the evolution of plots in this area and an assessment carried out of any historic planting or garden layout associated with The Parsonage. • On the basis of the information submitted I would have substantial concerns over the impact of the new dwelling on the setting of the parsonage. • The proposal would appear to reduce the historic curtilage and involve the removal of a number of mature trees.
Spalding & District Civic Society	(Summarised). • Proposal will adversely affect the setting of The Parsonage, one of the most important listed buildings in Spalding. • Prominent position in the conservation area. • Proposal is against policies in the Local Plan which state that proposals should not involve the sub-division of gardens or grounds. • Sub-division of garden detracts from the future viability of the existing house and its setting. • Such houses and gardens should be protected; they are an important element in the housing mix and provide space and quality in otherwise dense areas. • Have noted the applicant's statement, but points raised should not be seen as justifying the development. The Council should not be distracted by justifications for the proposal because there is a perceived need to re-house the vicar.
Applicant	(Summarised). • The Parsonage is thought to comprise three traditional dwellings with access knocked through to one another and refronted in the early 19th century. • This is a large building with high ceilings, with high maintenance and running costs.

- Internal arrangements of rooms are unsatisfactory and provide inadequate working arrangements for the vicar and parish secretary.
- The original parsonage garden was extended in 1931 and the majority of the application site was only included in the listed building curtilage at that time.
- The new parsonage will be constructed in maintenance free materials designed to comply with Church Commissioner's design criteria and reflect modern patterns of life and work.
- Existing parsonage will be sold to fund the proposal.
- No other suitable sites exist close to the church.
- Existing house is not suitable for visitors and disabled persons and there is a need to separate private family areas from public access areas.
- Alterations to the existing parsonage to secure disabled access etc would be unsuitable given the status of this as a listed building.
- Applicants are a registered charity and maintenance cost is beyond the immediate means of the charity.
- The sale to a private buyer would secure the future of the listed building and the proposal would not detract from the public setting of the listed building.

7. MATERIAL CONSIDERATIONS

The main issues in this case are considered to be:

- Effect on the setting of the Grade II* Listed Building.
- Effect of the reduction in the curtilage of the listed building.
- Effect on the conservation area.
- Effect on the amenities of nearby dwellings.

The following advice is offered in relation to these issues.

Setting of Listed Building

The main part of the proposed dwelling will be approximately 38 metres to the north of the rear elevation of The Parsonage and approximately 25 metres back from Halmergate. An existing brick garage block adjacent to Halmergate will be retained as part of The Parsonage. Mature trees will be retained within the site and between the proposed dwelling and The Parsonage.

Given the above factors there will be little direct visual relationship between the proposed dwelling and the rear elevation of The Parsonage. The setting of the listed building will not therefore be harmed.

Reduction of Curtilage

The matter of the historic curtilage has been investigated and it appears that the boundary has changed three times and each of the previous lines have been lost. It is therefore questionable as to where there is an existing historic boundary to preserve.

The rear garden area essentially has three discrete sections, a patio and lawn next to the house divided by a hedge from the former tennis court (now lawn) and a vegetable garden beyond the former tennis court. The proposed dwelling will utilise the tennis court area and the vegetable garden. The division of the grounds is logical to the present layout. The gardens have not been laid in a formal manner.

Relating the foregoing to the criteria of Policy E2B of the adopted Local Plan it is considered that the proposed division will not threaten the future viability of the listed building nor detract from its setting.

Effect on Conservation Area
The site is situated just inside the conservation area, the extent of which coincides with the northern boundary of the site in this location.

The architectural style of the building is traditional and is wholly appropriate for this locality. Providing the external materials are appropriate, then the dwelling will preserve or enhance this part of the conservation area.

The proposal involves the creation of a new access in the boundary wall fronting Halmergate, but the existing sense of enclosure will be maintained by new sections of wall and gates to frame the entrance. Some mainly small trees will be felled to facilitate the dwelling and a medium sized Yew will be felled to enable the driveway to be constructed. The loss of these trees is, however, not considered to be significant and other mature trees will be retained on the site.

Effect on Other Dwellings
The nearest properties are No. 3 Halmergate and No. 1 Church Mews, two bungalows to the north of the site. The privacy of No. 3 Halmergate will be maintained due to the location of the proposed garage which will prevent views from first floor windows of the proposal.

There may be some overlooking to the rear elevation of No.1 Church Mews from the proposed first floor rear bedroom windows. However, given the distance between properties (approximately 28 metres) and the existence of intervening trees and shrubs any loss of privacy will be minimal and acceptable for this urban location.

Existing boundary walls will maintain privacy from ground floor windows and garden areas. A new boundary wall is proposed to separate the rear garden of The Parsonage from the site.

Responses From Consultees
Objections have been received from the Civic Society and concerns expressed by English Heritage, mainly in relation to the sub-division of the existing curtilage of The Parsonage.

These have been addressed earlier in the report and it is considered that the creation of a new residential curtilage will not impact on the setting of the listed building. The proposal is therefore considered to be acceptable under Policy E2B of the adopted Local Plan.

It is also worth noting that the rear elevation of The Parsonage is of a different (more fragmented and less formal) character than the Church Street elevation of the building.

Conclusions
Full consideration has been given to the issues surrounding this application and Officers conclude that it will acceptable to grant permission.

The recommendation, however, reflects that there are outstanding archaeological issues.

8. RECOMMENDATION

That the Head of Planning be authorised to grant permission subject to the applicants first carrying out an archaeological evaluation.

Conditions:
1. TL1 - Time Limit (Full).
2. SC12B – Materials (Samples).

3. The external doors and windows shall be constructed of timber and have a painted finish.
   Reason: To ensure a satisfactory development for this part of the conservation area.
4. The study area shall be set back and recessed relative to the front elevation of the dwelling in accordance with plans to be submitted to and approved in writing by the Local Planning Authority.
   Reason: To ensure satisfactory development.
5. SC73 – Fencing of Trees During Site Operations.
6. SC74 – Protection of Trees During Site Operations.
7. Notwithstanding the submitted details the driveway shall be constructed and surfaced using permeable materials in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
   Reason: To ensure the future well being of mature trees within the site.
8. Any archaeological conditions.

PROPOSED NEW PARSONAGE, SPALDING

Note For File

I have looked in detail at the issue of `setting` and the historic boundaries that relate to this property. Grundys map of 1732 appears to show one boundary, the 1903 OS map a second and the present arrangements clearly date from 1932. The two earlier boundaries I have indicated on the attached plan.

`Setting` as defined in para 2.17 of PPG15 seems to be about public setting rather than private. However, I would also regard private, historic, garden space and old property boundaries as being equally important. Setting is the harmony produced by surrounding buildings and the quality of the space between them.

In this case it would seem that the street setting of the Old Parsponage will remain largely intact from Halmergate because most of the wall and most of the trees will be retained. The Church Street setting will remain unchanged.

As to where the new boundary falls it seems to me that the boundary here has changed three times and each of the two previous lines have been lost. There is now no existing historic boundary to preserve.

In my opinion, the garden layout as it is at present relates to the view from the bay window at the rear. The garden is now, essentially, three discrete sections. There is a patio and lawn next to the house. A hedge divides this off from the tennis court on the other side of which is the vegetable garden. The proposed new building will utilise the two latter sections.

It seems to me, therefore, that the division of the grounds as proposed is logical to the present layout.

The other issue is the existing trees and the protection of those which will be retained. One of the two car parking spaces is shown to be under the spread of an existing Yew. This has low branches and a crown lift would be required. In addition, the berries can create a problem on vehicles in the autumn and winter. The solution is to move this space or to move the whole building and layout to the west.

The tarmac drive should have a permeable surface to enable water to percolate. This will be particularly important to ensure the future of the Wellingtonia.

Great care will have to be taken over the new boundary wall. Bridging over tree roots will be better that digging a strip foundation. Alternatively, a timber fence with only the fence posts having to be dug carefully may be the answer.

Stewart Squires
Conservation Officer
13 January 2003

PROPOSED NEW PARSONAGE, SPALDING

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Stewart Squires
Conservation Officer
13 January 2003

H16/0644/02

Spalding Rectory Feoffees

Proposed New Parsonage

Additional comments regarding trees – following site visit of 19/11/02 – (Identification no's refer to plan no 01/050/L/02D)

Yew Tree 19 – fine tree to lose to facilitate access. Ideally, a replacement tree should be planted elsewhere in the garden. An ornamental specimen tree might be appropriate if a yew is not planted, although space is limited.

Yew Tree 14 – A magnificent shaped tree with an exceptionally well balanced canopy. The visitor parking bays **MUST NOT** be permitted beneath its canopy, if we have any jurisdiction over the matter. Three points to bear in mind.

a) Depending on surface treatment, this could cause root damage.

b) Pruning to allow access beneath canopy would unbalance the tree.

c) Yew trees are particularly unpleasant to park beneath when the trees are shedding their seeds, and when this is realised, there may be pressure to have additional pruning carried out, which would further spoil the shape of this exceptionally well proportioned tree.

The drive entrance is rather close to this tree, and may cause pruning to be required, again potentially spoiling its shape.

Yew tree 21 – would appear to be most affected by the proposal to build a wall. The proposed wall would be built at a lower level than the ground on which the yew stands, there being a raised terrace line across the garden. This yew had evidence of a fungal infection, possibly *Laetiporus sulphurous.*

Wellingtonia Tree 18 – The present raised bed surrounds the tree. It is not planted on the bed. There has been an attempt to leave a space between the bed and the trunk of the tree which is good. The yew is already having to cope with a change in soil level over the roots, which will affect the water and oxygen available to the feeder roots of the tree. Soil levels should never be changed around the base of a tree.

The raised bed is presumably being removed from around the tree, the ground level being restored. It would then appear some sort of curb will be installed, the tree having a much smaller 'island' than before. As the roots have been covered with the raised bed, will they have grown within it? If so, then serious root damage could occur on its removal, also in the laying of kerbing and tarmac. The tree is only young, so in the long term it is best to remove the raised bed.

As mentioned with regard to Yew tree 21 there is a change in level between one part of the garden and the other. The existing Parsonage being at a higher level to the proposed.

Should a wall be built, it is not just the roots of the yew tree 21 and the lime tree 2 which need taking into account. The existing yew hedge will also need protecting from root damage.

Due to the change in levels, the effect on the roots of building such a wall could conceivably be less than if the soil level was the same.

Services are not shown on the plan 01/050/L/02D, where will they run? Services should not pass beneath the canopies of the trees or adjacent to the yew hedge. If unavoidable, trenches must be dug by hand and all but the feeder roots retained.

Foundations must accommodate the presence of the trees.

Miss Diane Fairchild
Conservation Assistant

Our Ref : AN/2002/005793-2/1
Your Ref : H16/0644/02

ENVIRONMENT AGENCY

Date : 23 January 2003

27/1

Head of Planning
Housing and Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir/Madam

ERECTION OF NEW PARSONAGE LAND ADJACENT TO THE PARSONAGE, HALMERGATE, SPALDING, LINCOLNSHIRE.

I refer to my previous letter dated 5 July 2002 relating to the Agency's objection to the above application as no Flood Risk Assessment had been submitted.

I can confirm that a Flood Risk Assessment (FRA) has now been submitted to support the application. The Agency considers that the details contained in the FRA submitted by Stephen Roberts Associates received by the Agency on 22 July 2002 have been undertaken in line with guidance contained in Planning Policy Guidance Note 25, 'Development and Flood Risk', is appropriate for the scale and nature of the proposed development, and demonstrates that the proposed building is at a low risk of flooding.

Accordingly the Agency is prepared to withdraw its previous objection subject to this FRA being approved as part of any decision notice to ensure that the issue of flood risk is adequately resolved for the lifetime of the development. In addition it is essential that the development proceeds in accordance with the approved FRA document.

It should be noted however that this site may have a residual risk of flooding from flood events exceeding those currently mitigated for. Therefore the local planning authority need to be satisfied that the proposed development is in accordance with the requirements of PPG 25 'Development and Flood Risk'.

I would be grateful if you could forward a copy of the decision notice for this application when it is issued.

Environment Agency
Waterside House, Waterside North, Lincoln, LN2 5HA, Tel no:01522 513100, Fax no:01522 512927

Should you wish to discuss this matter please contact Michael Braithwaite on the number below.

Yours faithfully

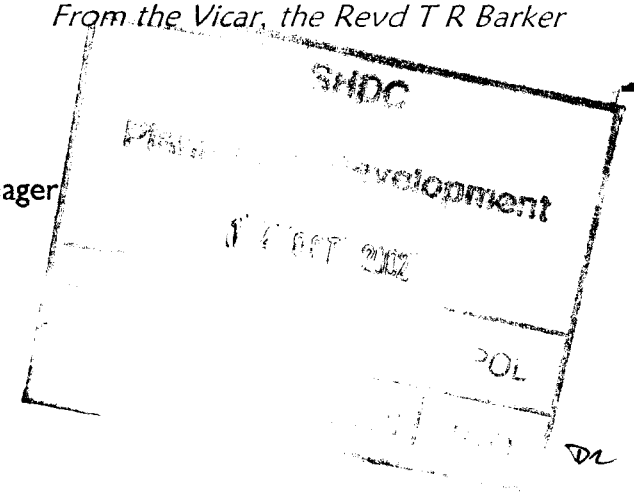


Richard Kisby
Area Customer Services Manager

tel. 01522 785896 fax. 01522 785868
mob. 07767 615201
E-mail mike.braithwaite@environment-agency.gov.uk

THE PARISH OF ST MARY AND ST NICOLAS
SPALDING

From the Vicar, the Revd T R Barker



Mr Mike Saywood
Acting Development Control Manager
South Holland District Council
Council Offices
Priory Road
SPALDING PE11 2XE

11 October 2002

Dear Mr Saywood

Proposed new parsonage: planning application H16/0644/02

I am enclosing a copy of a letter which I have sent to the Council's Conservation Consultant.

May I add a further observation?

There is considerable value in a parsonage house being situated as near as possible to the parish church which a priest serves. We have not been able to identify any sites other than the garden of the existing Parsonage where a new parsonage house might be built.

Yours sincerely

THE CHURCH OF ENGLAND
A member of the Spalding group of parishes in the Diocese of Lincoln
www.spaldingchurches.org/mandn

The Parsonage, 8 Church Street,
Spalding, Lincolnshire, PE11 2PB
Tel: 01775 722772
Fax: 01775 710273
e-mail: tim.barker@spaldingchurches.org

THE PARISH OF ST MARY AND ST NICOLAS
SPALDING

From the Vicar, the Revd T R Barker

Mr Stewart Squires
Conservation Consultant
South Holland District Council
Council Offices
Priory Road
SPALDING PE11 2XE

4 October 2002

Dear Mr Squires

Proposed new parsonage: planning application H16/0644/02

I have read your report, dated 15 August, in the office file, and wish to place on record a few observations.

1. You state that the earliest date on which you were 'able to gain entrance to the garden itself' was 15 August. I am not aware that you had asked for access to the garden before this date.
2. In your third paragraph, you imply that there is some doubt about the information submitted by the applicant. I would be grateful for clarification of this statement. I am told that the newer buildings at the east end of the house (by the junction with Halmergate) were constructed in the 1950s to replace an area of the original house affected by subsidence and to improve the road access from Church Street to Halmergate. If this is so, the house was substantially altered after its listing by English Heritage's predecessor. I have a picture of the house in its original state.
3. I would be grateful for an explanation of the phrase 'wider justification' in paragraph 5.
4. You observe that '[the applicants'] statement that the internal arrangements are most unsatisfactory for modern family life is very subjective.' I disagree. My experience from living in the house for the last four years is that it is most unsatisfactory for 'modern family life'.

   A parsonage house is not, as it has developed in England over the centuries, an ordinary domestic building. It serves both as the residence of the incumbent's family and as a significant community building, visited by parishioners and strangers.

THE CHURCH OF ENGLAND
A member of the Spalding group of parishes in the Diocese of Lincoln
www.spaldingchurches.org/mandn

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Spalding, Lincolnshire, PE11 2PB
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Fax: 01775 710273
e-mail: tim.barker@spaldingchurches.org

Whilst undeniably attractive, the Parsonage in Spalding is a large house; heating, cleaning and garden maintenance are relatively expensive.

It is essential that the privacy of the incumbent's family is preserved. In the Parsonage, this is difficult: there is no separation of the 'public' and 'private' parts of the house. For example, there is no way of securing the 'private' areas of the house from visitors, who must enter this part of the house for supervised access to the garden or to use the toilet. A few callers to a parsonage house are disturbed or violent: the safety of the incumbent's family in these circumstances cannot easily be secured when there is easy access to the house for visitors.

I suggest, therefore, that the Parsonage is in these regards 'most unsatisfactory for modern family life', given the particular context of a clergy family, and their limited financial resources.

5. As stated above, a parsonage house differs from an ordinary residential dwelling in that access needed for parishioners and members of the public who come to the house to see the incumbent.

   There is an awkward step down at the font door into the entrance hall, and steps up from that area into other parts of the house. These steps are dangerous: already, in my four years in Spalding, ambulances have been called to assist three people who have stumbled and hurt themselves by falling in or out of the house.

   The proposed new parsonage house is designed with the requirements of the Disability Discrimination Act in mind. *This is, I believe, a very significant factor in favour of the proposals submitted by the Spalding Rectory Feoffees.* Last week, I was unable to welcome a wheelchair-bound visitor to my house, because of the access difficulties and the lack of an accessible toilet.

   I cannot believe that English Heritage would agree to the significant disturbance to the Parsonage in order to bring access (including access to a toilet) in line with the proper requirements of this Act.

   Whilst there may be an element of compromise to the setting of the Parsonage by the construction of a new parsonage in the garden, I suggest that the disturbance to the listed property to allow proper access for disabled people would be significantly more detrimental.

6. I do not disagree with your comments on the detail of some elements of the design of the new building.

7. I believe that the Feoffees would have preferred to retain the Parsonage as the accommodation for the incumbent. However, the Feoffees are a registered charity: the cost of the repairs identified in a recent professional survey of the Parsonage is beyond the immediate means of the charity. The continuing cost of maintenance of the Parsonage has been a concern to them for some years.

   As prudent trustees, mindful of their duties, the Feoffees have resolved to make other arrangements for housing the incumbent.

   One of the consequences of the proposal to build a new house for the incumbent, on a site that still allows him easy access to the church and which is readily identifiable by visitors, is that the Feoffees intend to sell the Parsonage to

a private buyer who will be able to secure the repair of the house and its continuing use as a domestic residence.

I trust that these points (on which I would appreciate your observations) will be brought to the attention of the relevant officers and the members of the Development Control Committee.

Yours sincerely

PLANNING APPLICATION

FILE COPY

Application has been made to the Council for the following proposal:

PROPOSAL AFFECTING LISTED BUILDING IN CONSERVATION AREA

The proposal affects a building listed by the Secretary of State for the Environment as a building of special architectural or historic importance and also affects the character of the Conservation Area of SPALDING

Reference No: H16/0644/02
Description: Erection of new parsonage and associated garages and driveway

Location: Land Adj. The Parsonage
Halmergate
Spalding

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until 09 JUL 2002

Please send any comments to me by that date, quoting the above application reference number.

Head of Planning & Developmer
18-JUN-02

SOUTH HOLLAND DISTRICT COUNCIL

MESSAGE

FOR: MIKE

FROM: Rev Tim Barker

ORGANISATION:

TEL. No: 722772 **EXT No:**

DATE: 2/10 **TIME:** 11'ish

TELEPHONE		VISITS	
Telephoned	✓	Visit Required	Date:
Returned Your Call			Time:
Please Call THURSDAY 3/10 Between 2-3 PM	✓	Will Visit You	Date:
Will Call Again			Time:
Needs to See You		Visited Your Office	

(Please Tick Where Applicable)

MESSAGE: H16/0644/02

up date +

(1) Council's response to application dragging on

(5) Errors of facts in the Statements by Stewart Sawers.

Will ring Sunday 16/10

Taken By: GM Dept/Section:

file

Stewart Squires

Stephen Roberts Associates
71 Carholme Road
LINCOLN
LN1 1RT

H16/0644/02

For the attention of Mr SJ Roberts

9 September 2002

Dear Mr Roberts,

ERECTION OF NEW PARSONAGE AND ASSOCIATED GARAGES AND DRIVEWAY, HALMERGATE, SPALDING

I have a number of concerns about this proposal which relate both to the setting of listed buildings and development within a Conservation Area. Objections have also been raised by both English Heritage and the Spalding and District Civic Society. I thought it would be helpful for me to set out the various concerns for your consideration.

There are three aspects, the principle of the development, the design and the existing trees. Clearly, the issue of principle will have to be addressed first. The design detailing and protection of trees will be immaterial if the principle cannot be proved. Nevertheless, to be helpful I will set out my concerns on all of them.

Regarding the principle, the relevant policy is E2 B of the Councils Local Plan. I am enclosing a copy. You will note at 4 that subdivision of the garden or grounds of a listed building is a matter that we take into consideration. From my inspection of the site I suspect that the majority of the existing garden is a Victorian design related directly to the mid Nineteenth Century rear extension of the building, in particular, the bay window which forms a major part of the design. The view over the lawn is focussed by the mature trees to what may have been a tennis court and croquet lawn. Beyond this is the vegetable garden and orchard trees. The latter appears to me to be on the land taken into the site in 1931. The majority of the new building appears, therefore, be on the garden historically associated with the listed building.

In view of this and taking account of the Local Plan Policy you may like to take the opportunity to justify your proposal and establish the acceptability, in principle.

Regarding the design details, I see no justification in the area for the detailing of the first floor band and the verges. Plain or raised and coped verges are typical of the area as are plain bands. I am also concerned about the roadside wall coping. At present it is stone coped with a convex step where there is a change of level. This should be retained and replicated.

Finally, the existing trees. There are two issues here, the protection of the trees to be retained during any construction phase and their safeguarding subsequently. Trees 2, 21 and 22 are likely to be adversely affected by the proposed wall defining the new plot boundary. Trees 14 and 18, in particular, are likely to be threatened by the works to create the drive and I would ask for further details regarding the existing and proposed levels and the permeability of the proposed drive surface. Finally, the new building may have an effect on the future of Tree 9.

I look forward to receiving your comments in due course. At his request and as a result of a recent telephone call I am copying this letter to David Hicken of Maples and Son, Solicitors, of Spalding.

Yours sincerely,

Stewart Squires
Conservation Officer

3.20 The District Council will require applications for planning permission and / or listed building consent to be fully detailed and to give adequately detailed drawings. Applications should provide detailed plans to a scale of not less than 1:50 which will include floor plans and elevations. Detailed drawings with sections as needed at a scale of 1:20 may be required to show elements of the proposed alteration / extension works. Drawings showing the proposed development in relation to its surroundings to a scale of not less than 1:100 will also be required.

POLICY E2 B

BEFORE THE GRANT OF PLANNING PERMISSION AND / OR LISTED BUILDING CONSENT FOR THE ALTERATION, EXTENSION OR CHANGE OF USE OF A LISTED BUILDING ANY PROPOSAL WOULD NEED TO SATISFY THE FOLLOWING ASSESSMENT CRITERIA :-

1 **THAT THE PROPOSED ALTERATIONS, INTERNALLY OR EXTERNALLY WOULD NOT BE DETRIMENTAL TO THE SPECIAL CHARACTER OR LONG TERM STABILITY OF THE BUILDING.**

2 **THAT THE PROPOSED ALTERATIONS AND / OR EXTENSIONS WOULD BE SYMPATHETIC IN SCALE, FORM, CONSTRUCTION, MATERIALS AND LOCATION WITH THE EXISTING BUILDING.**

3 **THAT THE ORIGINAL BUILDING HAS NOT BEEN EXTENDED TO SUCH A DEGREE THAT FURTHER EXTENSION WORKS WOULD HARM THE VISUAL, HISTORIC OR ARCHITECTURAL MERIT OF THE BUILDING AND THE AREA IN WHICH IT IS LOCATED.**

4 **THAT THE PROPOSED DEVELOPMENT DOES NOT INVOLVE THE SUBDIVISION OF THE GARDEN OR GROUNDS OF THE LISTED BUILDING WHICH WOULD THREATEN THE FUTURE VIABILITY OF OR IN ANY WAY DETRACT FROM ITS SETTING.**

5 **THAT THE PROPOSED CHANGE OF USE OR SUB-DIVISION OF THE LISTED BUILDING DOES NOT DAMAGE THE FABRIC OR SPECIAL CHARACTER OF THE BUILDING.**

Implementation

The District Council will implement this policy through its formal planning procedures and will provide supplementary planning guidance in relation to planning considerations concerning listed buildings as appropriate.

H16/0644/02
Erection of new Parsonage etc

Adjacent to The Parsonage, Halmergate, Spalding

I inspected this site on 29 July and again on 15 August. The latter date was the earliest opportunity I had to gain entrance to the garden itself.

Clearly, this plot is in part of the curtilage of the Listed Building. Also clearly, the garden was extended in the 1930's. I would estimate that the right hand pier of the blocked gateway was the limit of the garden before this.

If the statement submitted by the applicant is correct that the building was three dwellings made into one and re-fronted in the early C19 then the present garden would have been created out of the gardens to the properties as they were before. In addition, there was the 1930's extension. It is likely, therefore, that the garden design will have changed over time. It appears to me that the garden as it stands at present is a Victorian design created at the time that the mid C19 rear extension was built. The garden layout is related to the view from this window, the principal window of the house looking out to the garden. See attached sketch plan.

The garden is of three principal elements. Firstly, nearest the house, is a modern patio area with lawn beyond. The lawn is bounded by a yew hedge with a mature tree, at either end, a lime to the north and an oak to the south. The hedge appears to be relatively recent but the trees appear to be contemporary with the creation of the garden and provide limits within which the garden was viewed. Beyond the yew hedge is a small step to a second lawn. This appears to be a tennis and/or croquet lawn. This, in turn, is bounded by a row of apple trees beyond which, up to the garden boundary, is a vegetable garden. The latter is approximately the area taken into the garden in 1931.

Concern has been expressed by both English Heritage and the Civic Society that historic boundaries and historic garden area should not be lost to development. The former also make comments about the need for wider justification. Certainly, I would agree that there is a need to understand the historical development of the plot better together with a justification of the need for such a large plot to be taken up by the new building. There also needs to be a full understanding of the effects on the existing trees which will be retained and of the measures to be taken to ensure their protection. This will be needed to test compliance with Policy E2A(2).

My findings are at variance with comments in the applicants Statement of Intent submitted with the application. Their contention that the majority of land which will be used was only included in the curtilage of the existing property in 1931 may not be correct. Furthermore, their statement that the internal arrangements are most unsatisfactory for modern family life is very subjective. If the building is put on the market and sold it will provide satisfactory arrangements for someone else.

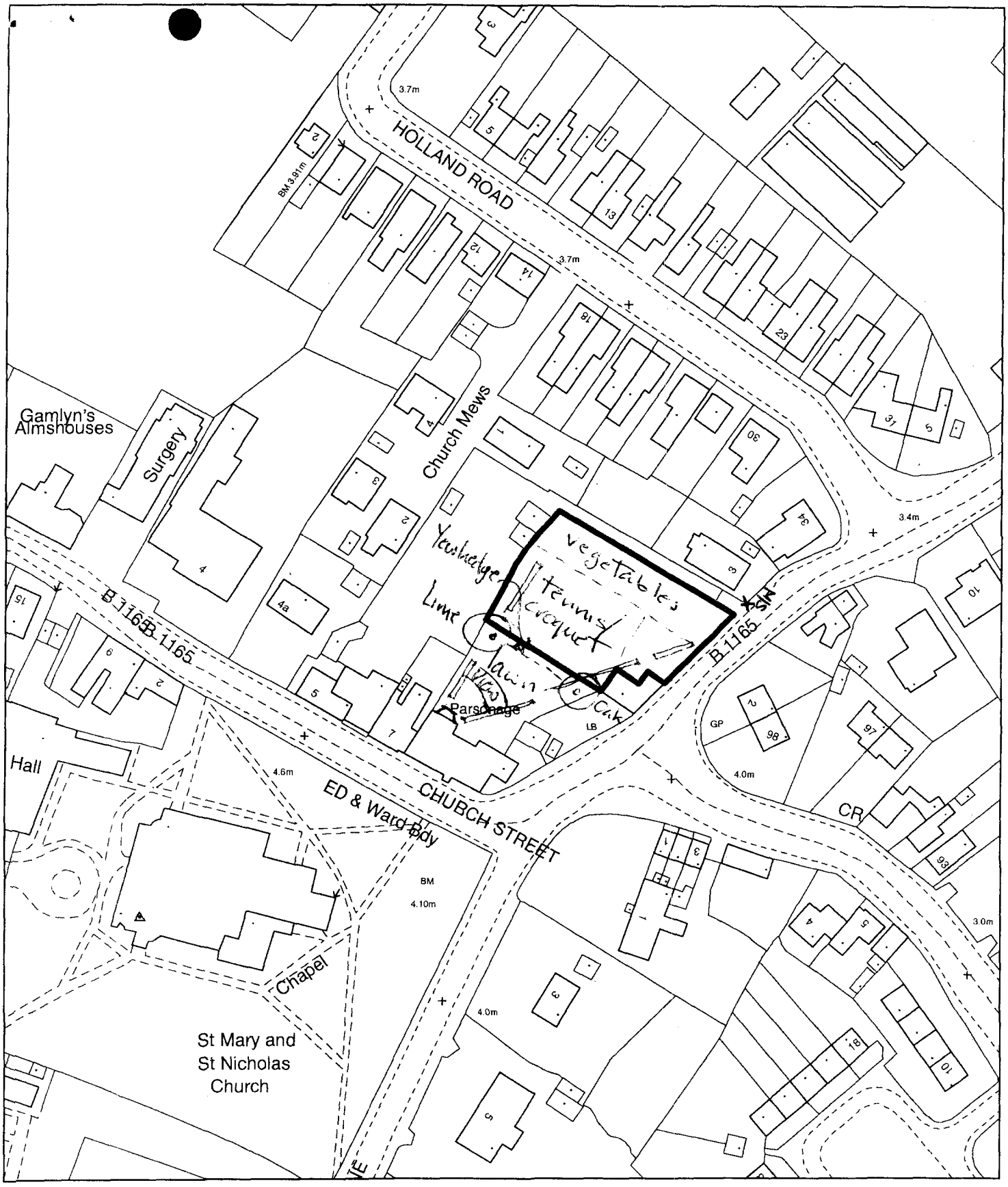
As far as the new building is concerned the design is a little fussy. I saw no justification in the area for the detailing of the first floor band and the verges. Plain verges, or raised and coped are typical and bands should be plain. I am concerned also

about the wall coping. At present it is stone coped with a convex stone step where there is a change of level. This should be retained and replicated. As it stands the proposal does not comply with Policy E2(2) of the Local Plan.

If the existing Parsonage is in a poor state of repair is there an opportunity here, if the principle can be justified and the design and siting be improved, to secure repairs to the Parsonage?

I would suggest that the applicant be advised of these concerns and be invited to submit further justification to support their argument to establish the principle.

Stewart Squires
Conservation Consultant
15 August 2002



Planning Application Location Plan
Ward Member Notification

H16/0644/02

Scale: 1:1250

FILE COPY

Planning and Development

Council Offices, Priory Road, Spalding, Lincolnshire
PE11 2XE

PLEASE DO NOT COPY THIS PLAN
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N

TREES IN CONSERVATION AREA.

~~H/06/0044/02. Spalding Rectory Feoffees.~~

Application to build a new Parsonage.

Land to the rear of existing Parsonage, Church Street, Spalding, Lincs.

BEWARE OF TREE ROOTS THROUGHOUT SITE.

A) Yew tree (identified as T14 of plan). Tarmacadam driveway may well effect roots, as will construction of wall. Peripheral roots of Ash (T12) may also be affected. Yew may need some trimming to fit in driveway and visitor parking places.

B). ? Wellingtonia in island. Beware tarmacadam driveway + wall surround + effect on tree roots. Only a young tree as it grows may effect tarmacadam. (* recent tree is a wellingtonia from site visit 2001, have not visited due to current application). Beware any change in soil level around the base of the tree.

C) Yew (identified as T21 of plan).
Oak (" " T22 " ")
Lime (" " T2 " ").

Proposed wall could cause severe damage to tree roots. Use a fence instead. Even if roots were bridged there is likely to be disturbance of roots.

D) Silver birch (identified as T9 of plan) Beware of tree when the foundations are excavated. May need trimming to fit in proposed new parsonage.

Trees must be protected during construction works. The layout of the proposed Parsonage limits effective protection of all the trees. Ideally the trees should be protected to at least BS. 5837:1991 No service trenches should pass beneath the canopy of the trees. No materials must be stored beneath the trees, fires lit or cement washings left. The less the soil around the trees is disturbed or compacted the better.

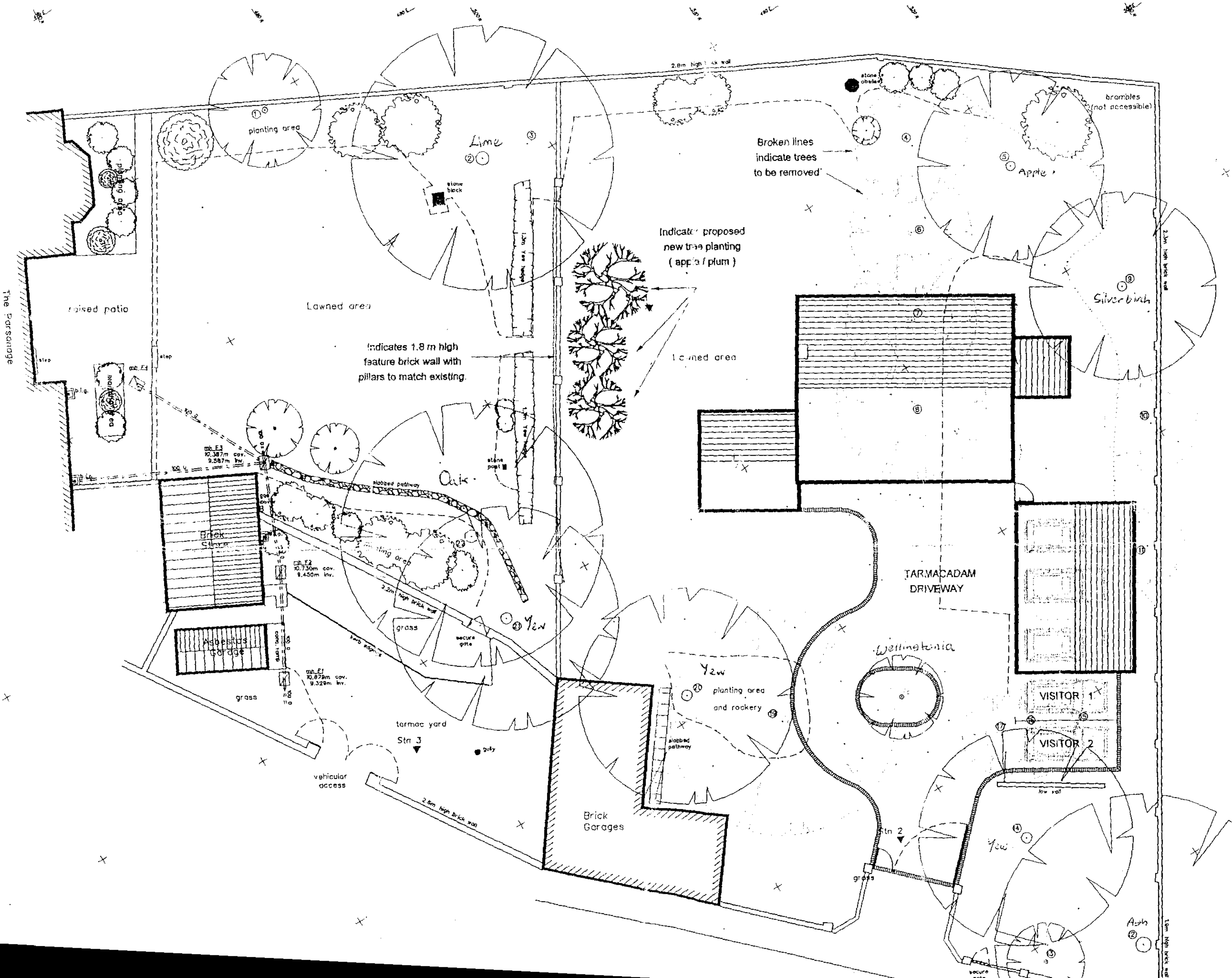
Foundations must accommodate the presence of all the trees when mature.

Suggest

Tarmacadam driveway could be gravel. Proposed new walls could be fences instead.

- to help preserve trees within Conservation Area.

figured dimensions ...
dimensions and ...



NOTES

Control & Datum Information

Survey orientation related to localmetric grid aligned to ...

Elevation heights related to arbitrary datum on survey static...
Datum Value 10.000m

Survey Station Co-Ordinates

Stn 1	500.000 E	500.000 N	10.000m Elev
Stn 2	531.209 E	486.878 N	10.357m Elev
Stn 3	513.720 E	477.351 N	10.467m Elev.

Arboricultural Data

1	-	Magnolia	0.34m
2	-	Lime	[illegible]
3	-	------- (off set trunk)	1.20m
4	-	-------	0.67m
5	-	Apple	1.22m
6	-	Beech (cropped)	[illegible]
7	-	Apple	0.72
8	-	Apple	0.70
9	-	Silver Birch	1.52
10	-	Lilac	-----
11	-	Apple	0.58
12	-	Ash	1.05
13	-	Quince	0.63
14	-	Yew	1.79
15	-	Plum	0.51
16	-	Holly	0.7
17	-	Yew	0.5
18	-	Wellingtonia	2.1
19	-	Yew	2.0
20	-	Yew	1.90
21	-	Yew	2.8
22	-	Oak	2.1

Ordnance Survey Grid Reference
OSGB TF 225 250

Spaldi...

Proposed ...

Land to re...
Church S...

Site Layo...

1 : 200

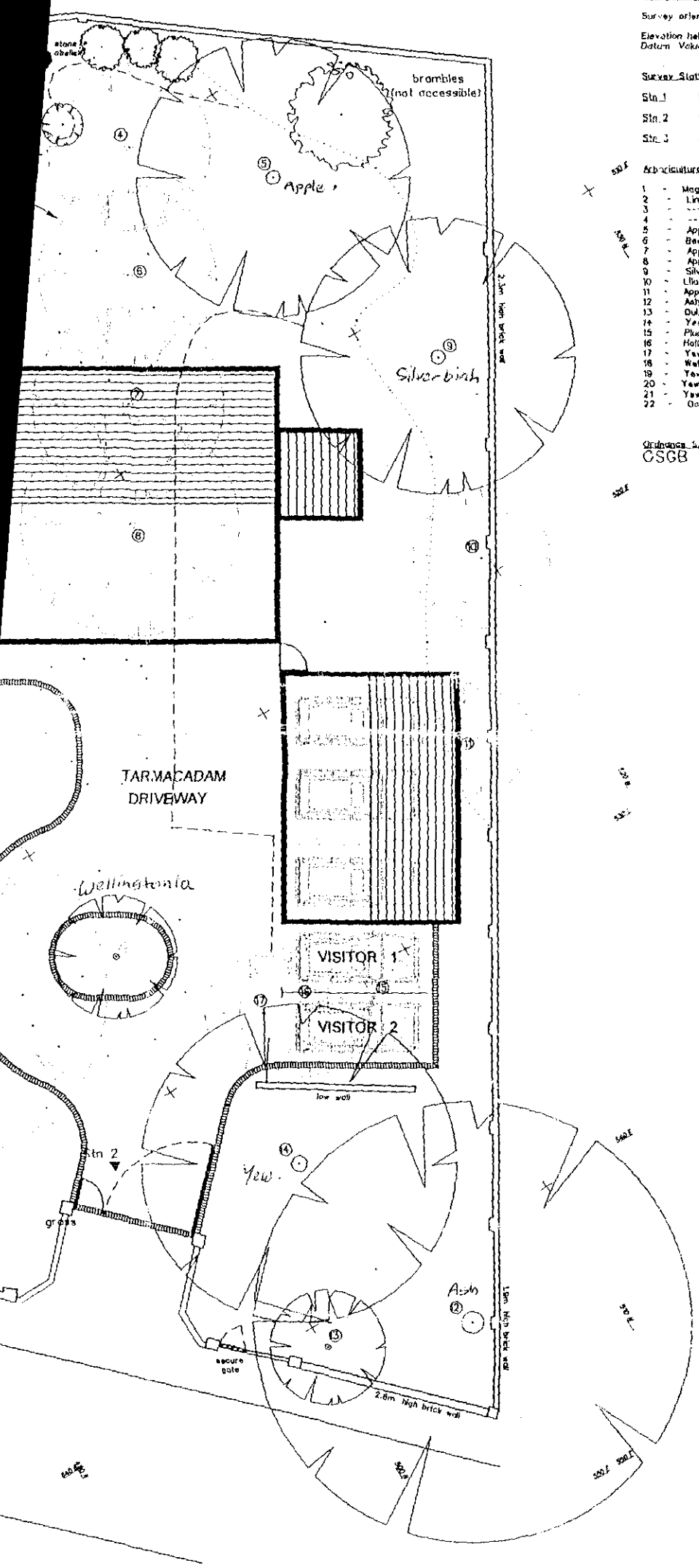
October, ...

01 / ...

Revision A - 19/11/0...
Revision B - 15/01/0...
Revision C - 18/02/0...
Revision D - 30/05/0...

any discrepancies or proposed alterations to be notified to the architects and further instructions obtained prior to the commencement of work.

figured dimensions to be used in preference to scaled dimensions all dimensions and levels to be verified on site.



NOTES

Control & Datum Information

Survey orientation related to local metric grid aligned to magnetic north.

Elevation heights related to arbitrary datum on survey station Stn 1.
Datum Value 10.000m

Survey Station Co-Ordinates

Stn 1	500.000 E	500.000 N	10.000m Elev.	Survey Nail
Stn 2	531.209 E	488.878 N	10.357m Elev.	Survey Nail
Stn 3	513.720 E	477.351 N	10.467m Elev.	Survey Nail

Arboricultural Data

1	Magnolia	0.34m	girth
2	Lime	2.65m	girth
3	------- (off set trunk)	1.20m	girth
4	-------	0.67m	girth
5	Apple	1.22m	girth
6	Beech (cropped)	0.94m	girth
7	Apple	0.72m	girth
8	Apple	0.70m	girth
9	Silver Birch	1.52m	girth
10	Lilac	-------	
11	Apple	0.58m	girth
12	Ash	1.86m	girth
13	Quince	0.83m	girth
14	Yew	1.29m	girth
15	Plum	0.51m	girth
16	Holly	0.78m	girth
17	Yew	0.55m	girth
18	Wellingtonia	2.12m	girth
19	Yew	2.00m	girth
20	Yew	1.50m	girth
21	Yew	2.80m	girth
22	Oak	2.14m	girth

Indicates trees to be removed

Ordnance Survey Grid Reference
OSGB TF 225 250

Spalding Rectory Feoffees **client**

Proposed New Parsonage **project**

Land to rear of existing Parsonage, Church Street, Spalding, Lincs. **site location**

Site Layout Proposals (incorporating survey) **drawing**

1 : 200 **scale**

October, 2001 **date**

01 / 050 / L / 02 D **drawing number**

Revision A - 19/11/01 - Building reduced in size to clients requirements
Revision B - 15/01/02 - Garage amendments, & Building repositioned to clients requirements **revisions**
Revision C - 18/02/02 - Building repositioned & general amendments to clients requirements
Revision D - 30/05/02 - Amendments to clients requirements

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Stephen Roberts Associates

Architects · · Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 01522 513300

SOUTH HOLLAND
DISTRICT
05 AUG 2002

ENGLISH HERITAGE

EAST MIDLANDS REGION

Head of Planning & Development
South Holland District Council
Council Offices
Priory Road
SPALDING PE11 2XE

Direct dial: 01604 735457
Direct fax: 01604 735401

Our Ref: **Y/Z** LI/44495
Your Ref: H16/0644/02

FAO Mr D Roberts

1 August 2002

Dear Sir

LAND ADJ THE PARSONAGE, HALMERGATE, SPALDING

Thank you for your letter of 24 June notifying English Heritage of the application for planning permission affecting the setting of the Grade II* listed Parsonage. I apologise for the slight delay in replying.

The proposal involves the erection of a substantial new parsonage to the rear of the existing building. The existing Grade II* parsonage forms part of an important group of listed buildings including the parish church, the Grade II* Master's Lodge and garden wall and the almshouses. This is therefore a highly sensitive site.

Although the supporting letter suggests that the land proposed for the new building was only incorporated into the parsonage garden in 1931, the undated map extract suggests that only a thin strip of land to the rear did not form part of the parsonage garden. The current proposal would, therefore appear to encroach significantly into the historic plot associated with the parsonage. Further research should be undertaken and presented into the evolution of plots in this area, and the character of the historic development of the area. An assessment of any historic planting or garden layout associated with the parsonage should also be undertaken.

In order to assess the application fully photographs of the plots, together with views from surrounding listed buildings and the general street scene should be provided.

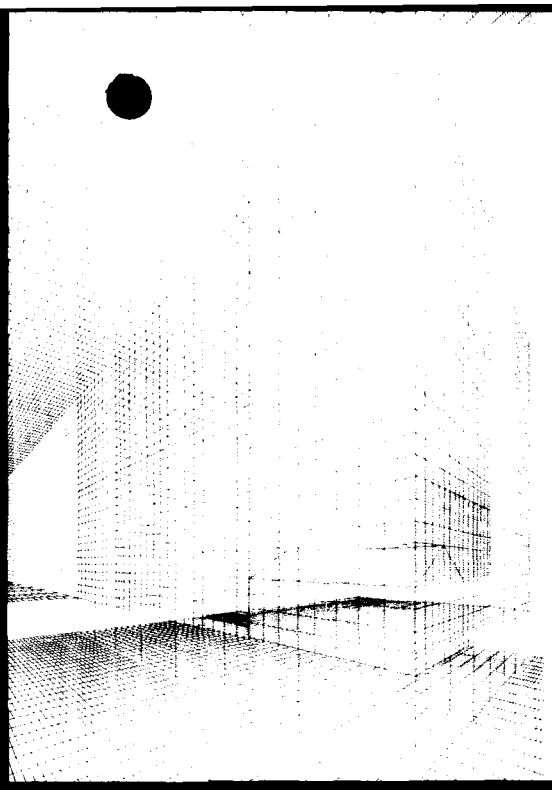
On the basis of the information submitted so far, however, I would have substantial concerns over the impact of the proposed new dwelling on the setting of the Grade II* parsonage. The proposed new plot would appear to reduce the historic curtilage of the listed parsonage and involve the removal of a number of mature trees.

Please do not hesitate to contact me if I can be of further assistance.

Yours faithfully

Carol Pyrah
HISTORIC BUILDINGS INSPECTOR

44 DERNGATE NORTHAMPTON NN1 1UH
Telephone 01604 735400 Facsimile 01604 735401
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage



Stephen Roberts Associates

Architects & Interior Designers

11 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

Mr D Roberts
Senior Planning Officer
South Holland District Council
Council Offices
SPALDING
Lincolnshire
PE11 2XE

SJR/CAC

22 July 2002

New Parsonage, Spalding

Copy of correspondence and attachment enclosed, for your information.

Encs

with compliments

Stephen Roberts Associates

Architects - - Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

e-mail: admin@stephenrobertsassociates.co.uk

Partners: S J Roberts Dip Arch Leics RIBA R P Bird MBIAT ACIOB
Associate: N M Bayes ABIAT

FACSIMILE TRANSMISSION

To:	Environment Agency
Attention of:	Mr M Braithwaite
From:	Mr S J Roberts
Re:	Proposed New Parsonage, Spalding
Fax No:	01522-785868
Date:	22 July 2002
No of Pages:	3 (Inc)

Message/Comments:

Dear Mr Braithwaite

Please find attached copies of correspondence, for your information.

Yours sincerely

Stephen Roberts Associates

MICHAEL

HAVE YOU ANY COMMENTS ON THIS ? - YOUR REF. AN/2002/005793-1/1

MY REF H16/0644/02.

Please call to discuss

David Roberts - 1/8/02.

Please do not scale any drawing or part thereof that has been transmitted by facsimile!

For the Attention of Mr D J Roberts

H16/0644/02

Head of Planning and Development
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

SJR/CAC

24 June 2002

DR

Dear Sirs

Lincoln Diocesan Trust and Board of Finance
Proposed New Parsonage, Land off Church Street/Halmer Gate, Spalding

Further to the recent submission of the planning application relating to the above proposals, please find enclosed a copy of correspondence dated 20 June 2002, as received from the South Holland Internal Drainage Board with regard to the flood risk, which is considered to be "extremely unlikely".

Yours faithfully

Stephen Roberts Associates

Enc

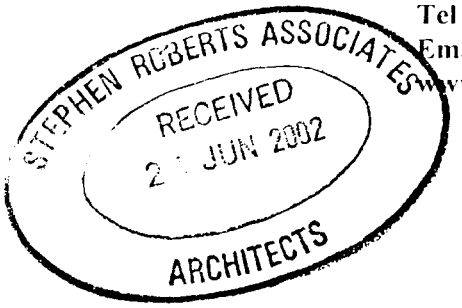
South Holland
Internal Drainage Board

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk
www.south-holland-idb.gov.uk

Our Ref JTE-SH285-JAM
Your Ref CDM/CAC

Please Contact: Mr Elsey



20 June 2002

Stephen Roberts Associates
71 Carholme Road
LINCOLN
LN1 1RT

Dear Sirs

PROPOSED NEW PARSONAGE, LAND OFF CHURCH STREET/B1165, SPALDING

I refer to your letter dated 31 May 2002 and herewith provide information as requested to assist with the preparation of a flood risk assessment.

Enumeration on the Environment Agency Guidance Note 1 applies.

Plans 2 — The site referred to is located within a defended area of the indicative fluvial flood plain in respect of which there is no record of flooding since construction of the River Welland bypass channel in 1953 (Coronation Channel).

Assessments 1 — From a land drainage perspective, the site is located within the catchment area of the piped Leathercote Drain which conveys groundwater and highway flows along the southern side of the B1165 to my Board's Exeter Drain situated some 460 metres to the east. The locality is only some 250 m from the fluvial River Welland and there is undoubtedly also a natural groundwater flow to this channel.

The Board's system, which is annually maintained, can accommodate a 1 in 100 year rainfall event; such an event having been experienced in past years with no ill effect to any property situated within Spalding Town to the east of the River Welland.

Assessments 4 — There is obviously potential for flooding from either the River Welland or the land drainage system but such an event from either source is considered to be extremely unlikely.

Surface levels in the locality of the development site are 0.6 to 1.00 metre higher than those to the immediate east and south.

Trusting the foregoing will be of assistance for the require Flood Risk Assessment.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

BOARD MEMBERS
S A R Markillie (Chairman) J W Ward (Vice-Chairman)
T Barker, A J Biggadike, F Biggadike, M D Booth, T Bray, N I Capes, C F Fisher, J L van Geest, N J Grundy, A G Hay, G A Hay, C B Jackson, S C Mossop, Mrs A Puttick, D Sly, M R Taylor, R C Thompson, P M Walls, D R Worth

Proposed New Parsonage at the Rear of the Existing Parsonage At Church Street Spalding Lincolnshire

SHDC
Planning & Development
- 5 JUN 2002
Ref 0644/02

Statement of Intent

The existing Parsonage is thought to comprise three traditional dwellings with access knocked through one to another and re-fronted in the early 19th Century.

It is a large dwelling with high ceilings and is Grade II Listed. Maintenance and running costs are very high, maintenance of the house being in the order of £7-8,000 per annum and garden maintenance in the region of £1,500 per annum. These costs are born by the Church through Spalding Rectory Feoffees.

The internal arrangements of the rooms are most unsatisfactory for modern family life. They also provide quite inadequate working arrangements for the Vicar and the Parish Secretary.

The Original Parsonage garden was extended North in 1931 and the majority of the land which will be used for the New Parsonage is land which was only included in curtiledge of the existing property at that time and therefore does not Historically form part of the curtiledge of the current Parsonage.

The new parsonage will be constructed to high current Building Standards using maintenance free materials and finishes wherever possible. This will substantially reduce annual costs.

The design of the New Parsonage will comply with Church Commissioners design criteria and reflect modern patterns of life and work for clergy.

It is intended that when the New Parsonage is built the existing property will be sold, the Purchase money being used to finance the new property (the project being self-financing).

Our Ref: H16/0644/02

Your ref: SJR/CAC

Contact: Mr D Roberts

Stephen Roberts Associates
71 Carholme Road
Lincoln
Lincs
LN1 1RT

18 July 2002

Dear Sir

Re: Erection of New Parsonage, The Parsonage, Halmergate, Spalding.

I enclose a copy of a letter of objection recently received from The Environment Agency.

I would request that you discuss the question of a Flood Risk Assessment direct with the Agency and forward such further information, as may be required, to me.

Yours faithfully

David Roberts
Senior Planning Officer

Enclosure

ENVIRONMENT AGENCY

Our Ref : AN/2002/005793-1/1
Your Ref : H16/0644/02

Date : 05 July 2002

Rec'd. 15/7/02

Mr T Huggins
Director of Customer Services
Housing and Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Dear Sir/Madam

ERECTION OF NEW PARSONAGE:
LAND ADJACENT TO THE PARSONAGE, HALMERGATE, SPALDING, LINCOLNSHIRE.

Thank you for referring the above application which was received on 4 July 2002.

The Agency **OBJECTS** to the proposed development as no technical information or flood risk assessment (FRA) has been provided with the application in relation to flood risk.

The site is shown to be within the indicative fluvial flood risk area as detailed on the Environment Agency 2001 Indicative Flood plain Maps issued to your council. The proposed development site lies within flood zone 3 (a) as described in paragraph 30 of PPG25.

PPG25, 'Appendix F - Guidance On Requirements For Undertaking A Flood Risk Assessment' provides advice in relation to the information that is required in a FRA to allow full consideration to be given to the issue of development and flood risk.

The results and findings incorporated within the FRA will enable the Agency to determine the levels of risk to the proposed development and any such mitigating works that can safeguard the future development and its occupants. However, the submission of the FRA will not automatically enable the Agency to withdraw its objection.

If you are minded to approve the application contrary to our objection, attention is drawn to paragraph 65 of PPG25 which advises that the Agency should be re-notified, for you to explain why material considerations outweigh the objection, and to give the Agency the opportunity to make further representations.

Cont/

Environment Agency
Waterside House, Waterside North, Lincoln, LN2 5HA, Tel no:01522 513100, Fax no:01522 512927

In the event that the applicant appeals a refusal of the planning application or non-determination the Agency would be prepared to fully support the local planning authority and provide evidence at any public inquiry or informal hearing.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact Mike Braithwaite on the number below.

Yours faithfully

MERVYN PETTIFOR
Area Customer Services Manager

tel. 01522 785896 fax. 01522 785868
mob. 07767 615201
E-mail mike.braithwaite@environment-agency.gov.uk

NOTICE

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10. OTHER USE. If you wish to use Agency Data in any way other than as set out above (including in particular for commercial gain, for example by way of rental, licence, sale or providing services for consideration) you should contact us with details of what you are proposing to do, UNLESS we have already indicated to you that your proposed use is agreed OR you are satisfied that such use would not infringe our intellectual property rights.
11. USE BY SOLICITORS, SURVEYORS ETC. If you are a solicitor, a chartered surveyor or other professional whose professional body has an arrangement with the Agency you may use Agency Data in accordance with these arrangements ("Professional Body Arrangements") in which case paragraphs 1 to 8 above and the Professional Body Arrangements shall apply. Paragraphs 1 to 10 above shall apply in respect of all uses not covered by Professional Body Arrangements.

12/8/98

The Environment Agency
Waterside House, Waterside North, Lincoln LN2 5HA
Tel 01522 513100 Fax 01522 512927 GTN 7-50-X 5800

CONSERVATION OFFICER
Development Consultation

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING AND PLANNING SERVICES DEPARTMENT

To David Roberts File nr 328/16/1/41 Job nr 35/02

SUBJECT The Parsonage & Church Street SPALDING

Application nr 1716/0644/02

PROPOSAL

○ Demolition	⊘ New Development
○ Alteration	○ Enhancement
○ Extension	○ Article 4
○ Change of Use	○ Advertisement

ITEMS AFFECTED

○ Ancient Monument	○ TPO
○ Listed Building I	○ SSSI
⊘ Listed Building II*	○ Archaeology
○ Listed Building II	○ Adjoining area
○ LB - Interior	○ Local Nature Reserve
○ LB - Curtilage	○ Footway
○ LB - Setting	○ L A ownership
○ Local Heritage Interest	⊘ Conservation Area

CONTACT

○ RCHME	○ National Amenity
○ English Heritage	○ Archaeology Service
○ DOE	○ English Nature
○ DNH	○ Countryside Commission

Signed RH Date 03.07.02

CONSULTATION PROCESS

INITIAL CONSIDERATION

> No comment	○
> Additional consents required	○
> Meeting required: Applicant/Agent	○
> More detail required from Agent	○
> Minor matters to be resolved	○
> Detailed scrutiny required	○
> Joint site visit required	○
> Refuse	⊘

DEFINITIVE MATTERS

> Statutory requirement	○
> DOE/DNH Advice/Guidance	○
> Local Plan/policies	○
> Conditions to be applied	○

RECOMMENDATION LIAISON

> Comment on amended plans	○
> Advise if requirement not adopted	○
> Advise if advice not adopted	○
> Advise if conditions not adopted	○
> Advise for committee attendance	○

OBSERVATIONS

The proposal is set within the curtilage of a Grade II* Listed Building. It takes up a substantial area of the garden which relates to the setting of the Parsonage.

Normally such a proposal could be considered provided it;

a) enabled repairs to be undertaken to No 8 the Parsonage.

b) it was located as a smaller dwelling on to the B1165 say one metre back with minimal rear garden and utilising the existing brick garage

c) the design/appearance in traditional style was better than that now proposed.

I attended a meeting at the Parsonage some time ago when the principle was discussed. I indicated that minimum garden space should be taken up and any proposal would be of interest to English Heritage This should have been a subject of pre application discussion.

SPALDING & DISTRICT CIVIC SOCIETY

26 Welland Terrace,
Spalding,
Lincs.
PE11 2TA

Phone 01775 723212
Fax 01775 713179
25 June 2002

SHDC
Planning & Development
0 2 JUL 2002
POL
ADMIN

D.J.Roberts.
Development Control,
South Holland District Council,
Priory Road,
Spalding.

Dear Mr Roberts,

APPLICATION H16/0644/02, Proposed new Parsonage affecting a listed building and Conservation Area.

Thank you for allowing us the opportunity to comment on the above proposal.

First and foremost, in the view of this Society, this proposal will adversely affect the setting of the existing Parsonage which is one of the most important listed buildings in Spalding and which has a prominent position with the Conservation Area of the town. It is perfectly clear to this Society that the proposal is against policies included in the current and emerging local plans. Specifically, it is stipulated in Plans that any proposed development has to satisfy assessment criteria, including: (4), "**That the proposed development does not involve the subdivision of the garden or grounds of the listed building which would threaten the future viability of or in any way detract from its setting".**
It is abundantly clear to us that the fundamental subdivision of the garden, as is being proposed, detracts enormously from the future viability of the existing house and its setting. Clearly, the policy referred to above, is intended to prevent the degradation of listed buildings that remain in something of their original setting. Such houses as remain to be protected by the policy are an important element in the housing mix, particularly in Market Towns such as Spalding. They provide (albeit sometimes unseen) space and quality in otherwise high density areas. This Society wishes to express most forcibly that this development should not be allowed.

We have taken note of the Statement of Intent that accompanies the application. We take the liberty of commenting on the individual paragraphs as follows:

1. The first paragraph is uncontroversial. The fact of the matter is that the house is a listed building and it is subject to the controls that apply nationally.

2. Maintenance costs are a feature of most listed buildings. We would say in general terms, not just to the specific case, that if these costs cannot be afforded, occupants should look to cheaper alternatives, **not to measures that are detrimental to the listed building**. The Pinchbeck situation comes to mind.

3. We cannot accept that the building is so unsuitable it should be abandoned as a family home. In any case, some adaptation should be possible.

4. Irrespective of the 1931 addition, a large part of the existing garden will be lost to the listed building and the proposed boundary will fundamentally alter its setting.

5. We hope there will be no new building, however the proposal is within the Conservation Area therefore, the emphasis should be on traditional materials rather than those that are supposedly maintenance free.

6. It is not for us to comment on modern patterns of life for the clergy but it cannot be that the clergy must abandon all listed buildings.

7. This Society is interested only in preserving the valuable built heritage in Spalding. In our view the proposal not only detracts from a very special building it also places the building at some risk as regards its future use.

The District Council should not be distracted by justifications for the proposal because there is a perceived need to re-house the Vicar. Allowing the proposal will lead to a substantial diminution in the quality of a listed building and an important part of the Conservation Area.

The Society objects to the Application.

For and on behalf of Spalding & District Civic Society

Yours sincerely

David Mossman.

File with Rob S.

2/7/02

Stephen Roberts Associates

Architects · · Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

e-mail: admin@stephenrobertsassociates.co.uk

For the Attention of Mr D J Roberts

Your ref: H16/0644/02

Our ref: SJR/CAC

Head of Planning and Development
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE

26 JUN 2002

24 June 2002

Dear Sirs

Lincoln Diocesan Trust and Board of Finance
Proposed New Parsonage, Land off Church Street/Halmer Gate, Spalding

Further to the recent submission of the planning application relating to the above proposals, please find enclosed a copy of correspondence dated 20 June 2002, as received from the South Holland Internal Drainage Board with regard to the flood risk, which is considered to be "extremely unlikely".

Yours faithfully

Stephen Roberts Associates

Enc

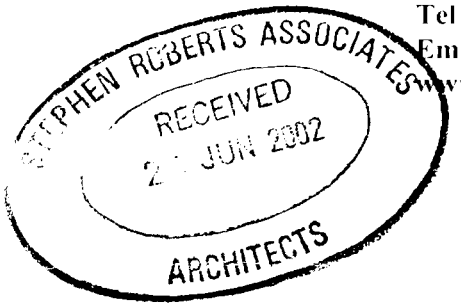
South Holland Internal Drainage Board

Marsh Reeves Foxes Lowe Road
Holbeach SPALDING Lincs PE12 7PA

Tel (01406) 424933 Fax (01406) 426501
Email Info@south-holland-idb.gov.uk
www.south-holland-idb.gov.uk

Our Ref JTE-SH285-JAM
Your Ref CDM/CAC

Please Contact: Mr Elsey



20 June 2002

Stephen Roberts Associates
71 Carholme Road
LINCOLN
LN1 1RT

Dear Sirs

PROPOSED NEW PARSONAGE, LAND OFF CHURCH STREET/B1165, SPALDING

I refer to your letter dated 31 May 2002 and herewith provide information as requested to assist with the preparation of a flood risk assessment.

Enumeration on the Environment Agency Guidance Note 1 applies.

Plans 2 — The site referred to is located within a defended area of the indicative fluvial flood plain in respect of which there is no record of flooding since construction of the River Welland bypass channel in 1953 (Coronation Channel).

Assessments 1 — From a land drainage perspective, the site is located within the catchment area of the piped Leathercote Drain which conveys groundwater and highway flows along the southern side of the B1165 to my Board's Exeter Drain situated some 460 metres to the east. The locality is only some 250 m from the fluvial River Welland and there is undoubtedly also a natural groundwater flow to this channel.

The Board's system, which is annually maintained, can accommodate a 1 in 100 year rainfall event; such an event having been experienced in past years with no ill effect to any property situated within Spalding Town to the east of the River Welland.

Assessments 4 — There is obviously potential for flooding from either the River Welland or the land drainage system but such an event from either source is considered to be extremely unlikely.

Surface levels in the locality of the development site are 0.6 to 1.00 metre higher than those to the immediate east and south.

Trusting the foregoing will be of assistance for the require Flood Risk Assessment.

Yours faithfully

J T ELSEY
ENGINEER TO THE BOARD

BOARD MEMBERS
S A R Markillie (Chairman) J W Ward (Vice-Chairman)
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Roberts, David

From: Jim Bonnor[SMTP:Jim.Bonnor@lincolnshire.gov.uk]
Sent: Monday, June 24, 2002 12:06 PM
To: Roberts, David
Subject: H16/0644/02 - Adj. The Parsonage, Halmergate

David

This site is of interest. It is located close the the medieval parish church and therefore close to a focus of early activity. This is further suggested by Grundy's map of 1732 which identifies buildings on the site of the present Vicagrage/Parsonage which is listed as an early 19th century building although it may contain earlier elements. A tithe barn is also depicted opposite at a junction of several roads. Evaluation on Church Street has identified not only medieval and later remains but also evidence of early Saxon activity which raises the possibility that this is the early focus of Spalding.

The application will require further information in the form of the results of a predetermination archaeological evaluation. This should take the form of trial trenching.

On another matter - to keep you informed on developments at the warehouse site on double street, i met with Mr Mayell's 'archaeologist' on Thursday who freely admitted that he was not competent to carry out this sort of work and was out of his depth. He has sent me what he has done - not received yet - and i will be talking to Mr Mayell in the light of this.

see you thursday

Jim

****
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PLANNING APPLICATION

Application has been made to the Council for the following proposal:

PROPOSAL AFFECTING LISTED BUILDING IN CONSERVATION AREA

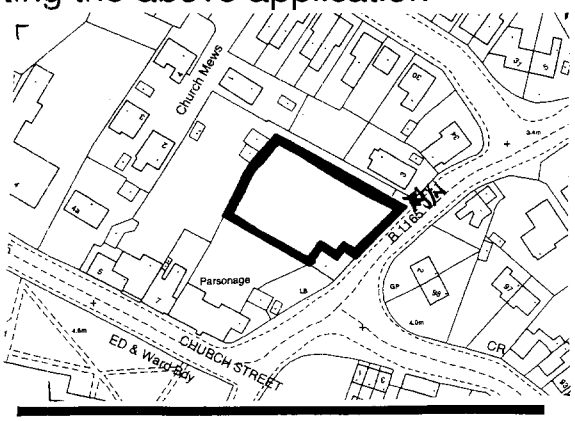
The proposal affects a building listed by the Secretary of State for the Environment as a building of special architectural or historic importance and also affects the character of the Conservation Area of SPALDING

Reference No: H16/0644/02
Description: Erection of new parsonage and associated garages and driveway

Location: Land Adj. The Parsonage
Halmergate
Spalding

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library. They are available during normal opening hours until 09 JUL 2002

Please send any comments to me by that date, quoting the above application reference number.



Head of Planning & Development
18-JUN-02

SOUTH HOLLAND DISTRICT COUNCIL

Stephen Roberts Associates

Architects · · Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

e-mail: admin@stephenrobertsassociates.co.uk

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincolnshire
PE11 2XE

Your ref:

Our ref: SJR/CAC

30 May 2002

SHDC
Planning & Development
- 5 JUN 2002

Dear Sirs

Proposed New Parsonage, Land off Halmer Gate, Spalding 0644/02

Please find enclosed a formal planning application relating to the above proposals. We also enclose a Statement of Intent and extract of the Deed of Exchange dated 1931 indicating the additional land attached to the existing Parsonage to the North.

We trust that you will find these enclosures to be satisfactory, but should you require any additional information, please do not hesitate to contact the writer.

Yours faithfully

Stephen Roberts Associates

Encs

5-6-02 checked with Agent has confirmed address as Halmergate.

COUNTY OFFICES
NEWLAND • LINCOLN

LINCOLNSHIRE COUNTY COUNCIL

HIGHWAYS and PLANNING DIRECTORATE
Director:Richard Wills
Head of Planning and Conservation: Alan Freeman
E.mail hp_pcg@lincolnshire.gov.uk

City Hall, Lincoln LN1 1DN
Telephone (01522) 552222 Fax (01522) 511340
Minicom (01522) 552055
www.lincolnshire.gov.uk/HighwaysandPlanning

Your Ref:
My Ref: JB/SPAL7949/es

For further information contact
Mr J Bonnor
Telephone Lincoln (01522) 553074
Facsimile Lincoln (01522) 511340

29 November 2004

Spalding Rectory Feoffees
c/o Maples & Son
New Road
SPALDING
Lincs

Dear Sirs

LAND ADJACENT: PARSONAGE, HALMERGATE, SPALDING
SHDC REF: H16/0644/02

I am writing as part of the Conservation Services team providing advice to South Holland District Council on archaeological matters.

The planning permission for the above development proposal was subject to a condition that required an archaeological scheme of works to be undertaken in accordance with a written scheme, submitted to and approved by the local planning authority. As part of our duties I have recently spoken with Pre-Construct Archaeology regarding the progress of the archaeological work detailed in the Written Scheme of Investigation (WSI) and I am concerned that it appears that the appropriate works have not been carried out.

Pre-Construct Archaeology informed me that they were in the process of preparing a report for the work but on further questioning it transpired that this report included no results from the monitoring of the excavations for services. Given the location and depth of these works,they form an important part of the archaeological monitoring programme and,without the results of this work,I see no way to approve discharge of the condition should the report be submitted to South Holland District Council in its present, incomplete, state.

In order to afford all reasonable opportunity to address this matter,I suggest that a meeting is arranged with myself, and relevant parties, to establish the extent of the development works to date and any possible solutions to the apparent inadequacies of the archaeological monitoring. I would also be keen to receive an update on the assessment work on the medieval masonry and proposals for its long term care.

I look forward to hearing from you.

Yours sincerely

for Director of Highways and Planning

cc Mr D Roberts, South Holland District Council, Council Offices, Priory Road, Spalding, PE11 2XE

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Stephen Roberts Associates

Architects · · Interior Designers

71 Carholme Road Lincoln LN1 1RT Tel 01522 513300 Fax 01522 510630

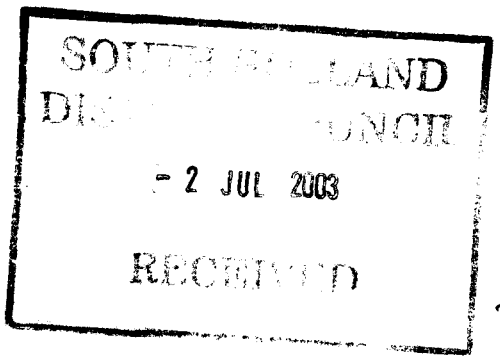
e-mail: stephenrobertsassociates.co.uk

For the Attention of Mr D Roberts

Your ref: H16/0644/02

Our ref: SJR/CAC

Planning Department
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



1 July 2003

Dear Sir

Proposed New Parsonage, Halmergate, Spalding

Please find enclosed, for your attention, a copy of Pre-Construct Archaeology's Excavation Report, which we trust you will find to be satisfactory, and enable you now to release the formal Planning Approval.

Yours faithfully

Roberts

Stephen Roberts Associates

Enc

PROPOSED NEW PARSONAGE, LAND OFF HALMER GATE, SPALDING, LINCS.

ARCHAEOLOGICAL TRIAL EXCAVATION REPORT

Site code	HGS 03
NGR:	TF 2509 2251
LCCM Acc No:	2003.111

Report prepared for Stephen Roberts Associates
by A Brett and M Allen

Pre-Construct Archaeology (Lincoln)
Unit G, William St. Business Park
Saxilby
Lincoln
LN1 2LP
Tel. & Fax. 01522 703800

June 2003

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Summary

- *A field evaluation was undertaken on behalf of Steven Roberts Associates to assess the archaeological potential of a sub-rectangular unit of land off Halmer Gate, Spalding in Lincolnshire to advise an application for residential development.*

- *Three evaluation trenches were excavated to examine a representative sample of the proposed development footprint. These exposed a range of cut archaeological features, dating between the later medieval period and the modern era.*

- *Overall, it is concluded that the archaeological potential of the site is* ***moderate****, and that a low impact development of the area is unlikely to have a hugely negative effect upon the resource, provided that appropriate mitigation measures (possibly a watching brief) are in place in advance of works.*

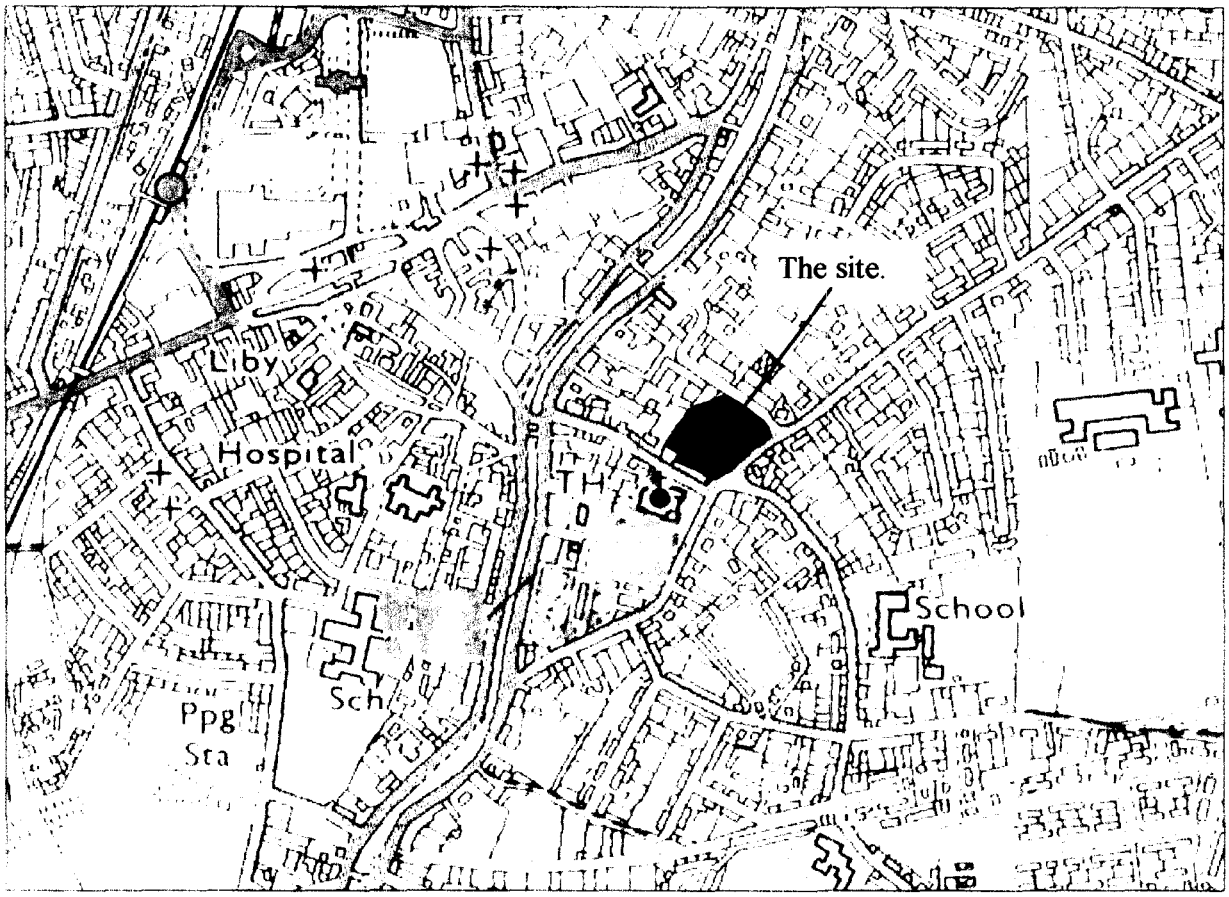


Fig. 1 : Site location showing garden of parsonage proposed for re-development. 1:10,000.

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1.0 Introduction

This report has been prepared for Stephen Roberts Associates to advise an application for residential development on a unit of land off Halmer Gate, Spalding in Lincolnshire. Its purpose is to advise both the commissioning body and South Holland District Council of archaeological constraints which may exist, and may warrant future protection and/or further investigation in advance of/during development of the site.

The land (hereafter 'the site') has been evaluated for its archaeological potential using an agreed strategy of trial excavation, and the results of this excavation are presented in the sections that follow.

The report follows current national guidelines (IFA, 1999), the guidelines set out in the Lincolnshire County Council document *Lincolnshire Archaeological Handbook: A Manual of Archaeological Practice* (LCC, 1998), and a formal project specification prepared by Pre-Construct Archaeology.

2.0 Location and description

Spalding lies in the administrative district of South Holland, approximately 22km south-west of Boston, 25km north-east of Peterborough. The proposed development site is within the traditional core of the town, immediately north-east of the parish Church of St Mary and St Nicholas.

The site is a sub-rectangular unit measuring approximately 56m south-west – north-east and c.45m north-west – south-east. Within this, the area proposed for redevelopment is approximately 30m x 20m, located at the northern edge, at approximately 4m OD (outlined red, fig 2).

The local solid geology is characterised by Oxford Clay overlain by the Terrington Beds, salt marsh and tidal creek deposits laid down after c. 500 BC (BGS 1992).

The National Grid Reference for the centre of the site is TF 2509 2251.

3.0 Planning background

Planning consent is sought from South Holland District Council for the construction of a new parsonage with associated outbuildings and an access road (Planning Reference No.: H16/0644/02). The archaeological evaluation has been designed to inform this process, and this approach is consistent with the recommendations of *Archaeology and Planning: Planning Policy Guidance Note 16*, 1990.

4.0 Archaeological and historical background

The coastline of prehistoric Lincolnshire was considerably further inland than its present course, and the area of Spalding was a frequently submerged island that was

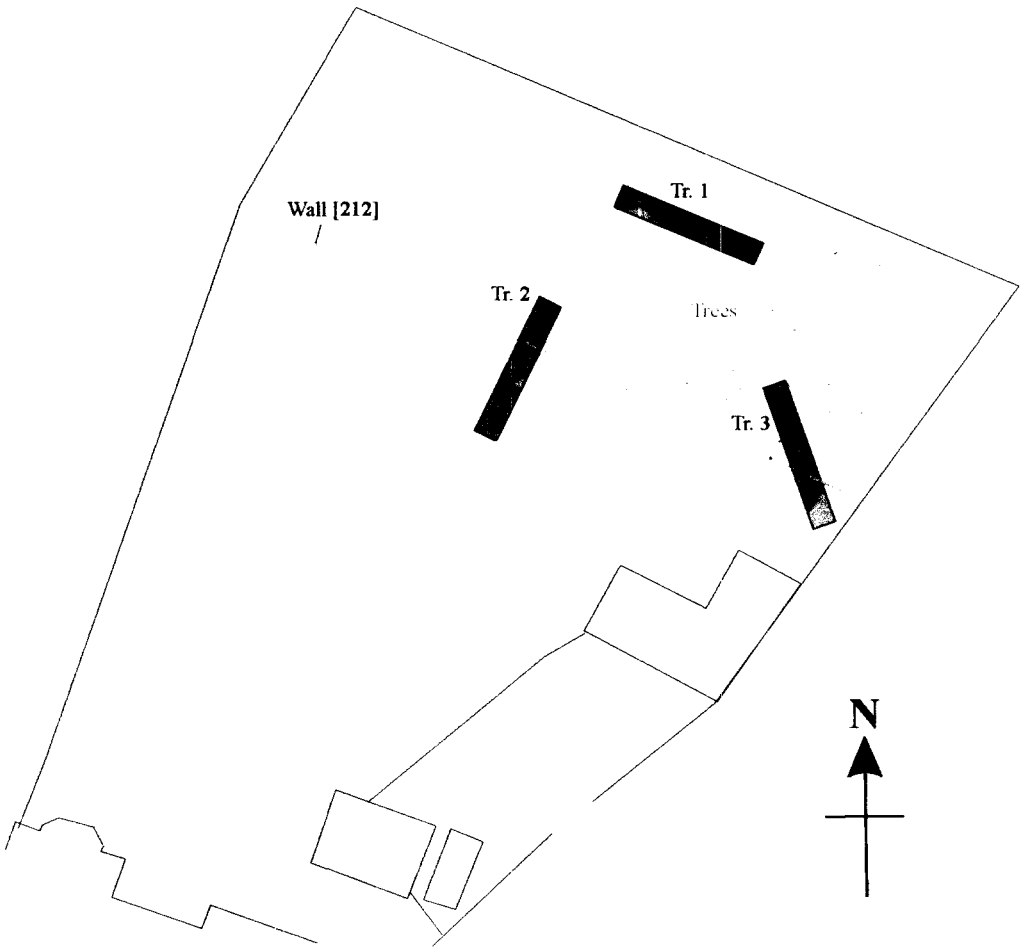


Fig. 2 : Site plan showing site outline, proposed development area (in red), trench locations and archaeological features (in blue). The alignment of wall (212) is shown in orange and auger holes are shown as brown circles. 1:500.

uninhabitable for long periods. A prehistoric stone axe and a stone axe-hammer appear in the Sites and Monuments Record for Spalding parish (reference numbers 22367 and 22368), and pre-Roman salt workings have been found in the area (Simmons, 1993).

Salt production continued during the Roman period, and the Wash creeks may have been used for river traffic and fishing. Sustained settlement increased greatly in the 2nd century AD, probably due to a widespread drainage and administration programme (Hallam, 1970). A number of Romano-British coins and pottery scatters are recorded in the SMR within Spalding itself, as are a statue, probably of Venus (SMR ref. 22372), a ragstone female bust (23610), and a bronze figurine of a horse (22394).

By the Saxon period, falling sea levels had rendered Spalding a coastal settlement rather than an island, although the 'coastline' in this area still varied greatly with the tide and the season. The Fenland Survey records 6th century and later Saxon pottery in the west of the parish (Sawyer, 1998), and Spalding may have become a Royal Estate Centre in the 7th or 8th century AD. The name itself is ascribed to the *Spalda*, one of the local tribes listed in the 7th/8th century *Tribal Hidage*.

Saxon and medieval development in the area was strongly influenced by monasticism: Crowland abbey received numerous land grants in the 9th century AD (Sawyer, 1998) and, with the nobles Ivo Tallboys and Guy de Craon, is listed as a major landowner in *Domesday Book*, which refers to a market, fisheries and salt-houses in Spalding (Morgan and Thorne, 1986). The abbey established a Benedictine priory at Spalding: the charter granting land for its foundation is dated 1051, but it may not have been built until after the Norman Conquest (Sumner, 1988). The priory is well documented, but archaeologically little survives. Ivo Tallboys was made 'Lord of Spalding and all of Holland' in 1073, and subsequently built a castle in the town: its earthworks were said to be visible at Coney Garth in 1746, c. 400m north of the development site, but these remains are no longer extant.

The medieval port town was situated directly northeast of the priory, between the River Welland and the Westlode: wool and woad (then a popular dyestuff) were exported via the Welland, and prestige goods such as wine (for Crowland) were imported. The Westlode was primarily a drain, and may have originally been part of the Roman drainage system but was also used to transport goods inland to Bourne, and local agricultural produce to Spalding.

Both the town and the district were radically altered by the massive enclosure and drainage projects carried out in the Fens in the 18th and 19th centuries: large areas of previously unexploited wetland came under cultivation, and much of the produce was exported via Spalding, a prosperous port whose population doubled in the first half of the 19th century. Steam-powered pumping engines made the Welland obsolete in 1824 (Gooch, 1940): it was then filled in, and New Road and Westlode Street now follow its course.

In 2001, a single archaeological trial trench was investigated at 3 Albion Street, approximately 700m northeast of the current site. No archaeological deposits were encountered (JSAC, 2001).

5.0 Methodology (trial excavation)

The primary purpose of an archaeological evaluation is to gather and collate information for planning purposes: to assess the archaeological potential of a site and provide a basis for mitigating against the effects of development, where appropriate. The approach is consistent with the guidelines set out in *Archaeology and Planning: Planning Policy Guidance Note 16* (1990).

To achieve the above, three trial trenches were excavated to examine a representative percentage of the proposed development footprint. Each trench measured 10m x 1.6m in area. The evaluation was undertaken by a team of two experienced field archaeologists (including the author, who was project supervisor) over a period of four days; between the 6th and 9th May 2003.

A mini-digger fitted with a smooth ditching blade was used to remove all topsoil, subsoil and underlying non-archaeological deposits in spits no greater than 20cm in depth. The process was repeated until the first archaeologically significant or natural horizon was exposed, with all further excavation being undertaken by hand. Topsoil and subsoil was retained and reinstated separately, and Trench 2 was re-turfed by hand.

Where archaeological remains were exposed, features and deposits were sample excavated manually, and context information was recorded on Context Record Sheets. Archaeological deposits were drawn to scale, in plan and in section, and Ordnance Datum heights were entered on each class of drawing. Archaeological contexts were photographed, and some prints are reproduced within this report (see Appendix 1).

Following consultation with the Senior Built Environment Officer for Lincolnshire County Council it was agreed that an auger survey would be carried out to examine the deposits below the base of the trenches. Six auger holes were originally proposed but, due to difficulties with the equipment, only four could be completed.

Archaeological finds were recovered during the investigation (e.g. domestic pottery sherds and animal bone fragments). They were washed and processed at the offices of PCA, prior to submission for detailed specialist appraisal.

A bulk soil sample was recovered from Trench 3.

6.0 Results

6.1 Trench 1 (See figs. 2-5)

The trench ran west-north-west – east-south-east. The uppermost deposit in this trench was a deep dark grey humic silty topsoil (105). Beneath this was (103), a layer of dark grey slightly sandy silt, which contained frequent fragments of charcoal, coal, brick and tile. Pottery from this layer was exclusively Bourne and Toynton Wares, suggesting a late 15th to 16th century deposition date.

Machine excavation of layer (103) exposed a single cut feature, [102], comprising a large sub-circular pit with a straight, 45^0 sloping edge. Its fill (101) was dark grey clayey silt with occasional flecks of charcoal, two pieces of post-medieval brick, and eight sherds of almost exclusively Bourne Ware pottery (15th to 16th century). A lens of mussel shells was observed towards the centre of this material. The pit could not be fully excavated due to the high watertable.

The above was cut through (104), an alluvial deposit composed of mid grey and light orange slightly clayey silt. This layer, whilst being of alluvial origin, had witnessed some dumping of domestic refuse during its formation; represented by oyster and mussel shells, and thirteen sherds of pottery. The latter comprised mainly Bourne and Toynton Wares, with a single piece of imported Dutch Red Earthenware, suggesting a 15th to mid 16th century date for the deposition.

6.2 Trench 2 (see figs. 2, 6-9)

The trench was positioned within a kept lawn, running north-east – south-west. The lawn and a gravel-bedding layer (203) was machine-excavated, along with a layer of grey silt containing occasional charcoal and brick and tile fragments, (204), interpreted by the excavator as a former topsoil (modern).

Layer (204) sealed a pit or the butt-end of a large ditch, [202], towards the centre of the trench. [202] had gradual, concave sides and a slightly rounded base. The fill (201) was grey slightly sandy silt containing moderate amounts of shell, charcoal, brick and tile (not kept). The majority of the inclusions were found in the upper half of the fill, suggesting the dumping of refuse into the feature increased after initial silting had begun.

Pit/ditch [202] was cut through a layer of alluvial silt, (205), which contained frequent brick, tile and charcoal, that were not kept by the excavator. This material is likely to have been incorporated into the soft silts as they formed by sporadic discarding of domestic waste.

Following excavation of [202], layer (205) was machine-excavated, revealing two further archaeological cut features. The larger of these, a shallow linear, [211], ran in a roughly north-east to south-west direction. The fill (210) was brown silt with occasional pieces of charcoal and mussel and oyster shells; interpreted as forming naturally as a water lain deposit. The recovery of a potsherd of a local medieval ware,

a piece of Bourne ware pottery, a fragment of probable brick and a piece of shaft from a cattle-sized bone indicate some disposal of refuse, probably at some time during the 14th to 16th century.

Immediately to the east of [211] was [208], the part-exposed remains of a curvilinear ditch or pit. The primary fill (209), contained no artefacts, and can be interpreted as an initial silting. Sealing this was (207), dark grey silt with occasional charcoal flecks that appeared to be naturally formed. The inclusion of charcoal within the upper fill suggests some human activity occurring in the area during its formation.

Both [211] and [208] were cut into (206), a layer of blue clay with some light brown mottling, interpreted as an alluvial deposit formed in a relatively low-energy environment.

A brick wall was exposed towards the north-east end of the trench. This former boundary lay directly below the modern turf and bedding layer, (203). It was constructed in 'English garden wall' bond of frogged bricks, demonstrating that it was of 19th century or later date. The wall ran north-west – south-east, parallel with the north-east boundary to the site (fig. 2). The foundation was possibly a former garden boundary; probably of 19th century or later date. It appears to have been demolished in the 1930's (Rev. T Barker *pers. comm.*).

6.3 **Trench 3** (see figs. 2, 10-13)

Trench 3 was positioned towards the eastern boundary of the site, on a north-north-west – south-south-east alignment. The position of the trench was restricted due to the proximity of two trees.

The topsoil (311) and a grey silt subsoil, (312), were removed by machine, revealing a number of archaeological deposits, including the garden wall (212) that was first exposed in Trench 2, cut into a yellow/grey sandy silt (313).

Towards the north end of the trench was a broad linear ditch, orientated north-east – south-west, [308]. This ditch (c. 3m wide) was not fully excavated as its depth exceeded 1.5m below modern ground level (fig. 11). Ten sherds of pottery of mixed date (mainly 17th to mid 18th centur) were recovered from its fill, (307), a grey silt that also contained frequent mussel and oyster shells, and four fragments of sheep or goat bone. A lens of brick rubble was also observed within the fill.

The ditch was later recut, [306], possibly in the 18th century (eighteen sherds of mid 18th century pottery recovered from the fill). Along with the pottery, the grey silt fill (305) contained a quantity of animal bone (exclusively cattle, cattle-sized and sheep/goat fragments). A small piece of hand-made brick and a piece of tile, both of post-medieval date, were also recovered.

The western edge of a large pit, [302], was exposed at the southern end of the trench (fig. 12). In profile, this appeared to have several steps leading down to its base. The nature of the deposits that the feature cut through however, suggests either that the pit

was open for only a very short period of time, or that the 'steps' were in some way planked. The primary fill, (310), a green/grey sandy silt contained abundant shell and charcoal flecks. A soil sample was taken from the secondary fill (309), a orange and grey mottled fine silt that also contained four pieces of late 14th to 15th century Bourne and Toynton ware pottery and ten fragments of animal bone (cattle, cattle-sized, sheep/goat and one horse scapula). The rich environmental sample appears to contain both cess and domestic rubbish. Brick/tile, some coal, pottery, a splinter of glass, cattle (including a calf mandible), sheep/goat and pig bones, numerous pieces of eggshell (probably chicken), cockle shells, mussels and oysters were identified, along with numerous pieces of hammerscale that indicate iron smithing was occurring in the vicinity of the feature. A number of fish bones were also found, of which eel and stickleback were readily identifiable. Numerous charred seeds were also present, with abundant wheat and barley seeds, and large numbers of pulses and weed seeds. Of particular interest were a series of charred 'seed cakes' that appeared to have been charred as lumps rather than becoming stuck together after charring. The seed type remains unidentified however. A number of snail shells were recovered, and these included species that thrive in open grassland habitats, shaded environments, and running water. A further species may have been introduced with vegetation collected from a stream or riverside environment.

The uppermost fill of [302], (301), a blue/grey silt with abundant charcoal pieces, mussel and oyster shells, also contained a single cattle bone.

A sub-circular feature, [304], was found to cut the western edge of pit [302] (fig. 13). The feature, identified as a posthole, had a flat base and 45^0 sloping sides. Its fill, (303), a grey silt contained two pieces of clay pipe stem (not retained).

6.4 Auger survey

Following a site meeting with the Senior Built Environment Officer, it was agreed that a series of auger holes would be excavated within the trenches to examine the underlying sequence of deposits. Two samples were taken in Trench 1, and one from Trenches 2 and 3. The results are presented in Appendix 3.

7.0 Discussion and conclusions

The evaluation has identified cut archaeological features and deposits in each of the three trenches: principally drainage/boundary ditches dating from the 14th – 16th century through to the 18th century. Refuse pits also appear to have been excavated between the 14th to 16th centuries.

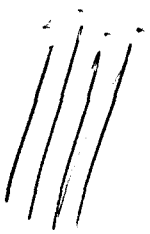
During the 15th to the 16th century there appears to have been some flooding of the area (evidenced in Trench 1 as layer (103) and possibly (205) in Trench 2). Pottery within this horizon may have been disposed of as refuse.

The three trial excavation trenches were excavated to depths varying between 0.9m (Trench 1) and 1.45m (Trench 3). These depths were not exceeded due to health and

safety considerations. However, subsequent augering in the bases of each trench revealed that archaeological deposits continue (context (104), for example, in Trench 1 extends between 0.28 and 0.38m beneath the base of the arbitrary cut) – see Appendix 3. It is difficult to speculate whether or not the lowest augered deposits are entirely natural or not.

Overall, the archaeological remains that have been sampled at Halmer Gate are considered to be of **moderate** interest. They show evidence of continuous domestic activity in the area from the 14th/15th centuries to at least the 18th/19th centuries, mostly in the form of earth-cut features (pits and drainage ditches). Evidence of building remains was not exposed, although buildings must have existed in the vicinity of the site.

Inevitably, redevelopment of the area will have an impact on the archaeological resource, although the construction of the new parsonage with associated access is unlikely to have a dramatic effect (the development is low density). A watching brief on all associated groundworks may be appropriate, although any such recommendation must be at the discretion of the Senior Built Environment Officer of Lincolnshire County Council.



8.0 Effectiveness of methodology

The methodology employed at the site has allowed the presence/absence, nature and the depth of archaeological remains to be assessed in each of the trenches that were investigated. By inference, the results of the investigation can be extrapolated across the whole of the site.

9.0 Acknowledgments

The author would like to thank Stephen Roberts Associates for commissioning this work, and Suzie Matthewson and Katie Cook for assistance on site. Thanks are due also to Reverend Tim Barker for providing access to the site and valuable background information.

10.0 Bibliography

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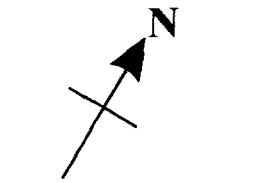
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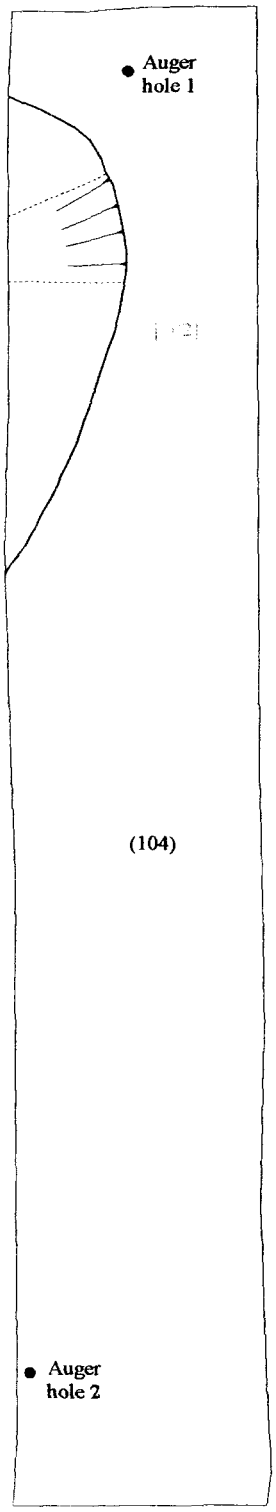
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11.0 Site archive

The site archive (documentary and physical) for this project is in preparation and will be deposited with Lincoln City and County Museum within six months. Access to this archive can be gained by quoting the global accession number 2003.111.





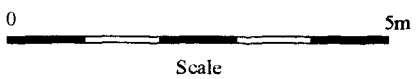


Fig. 3 : Trench 1 plan at scale 1:50

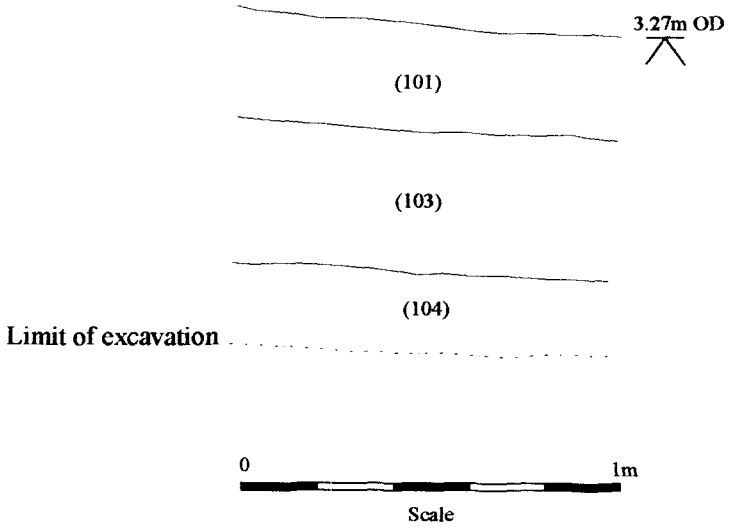


Fig. 4 : Trench 1. East-facing sample section at scale 1:20

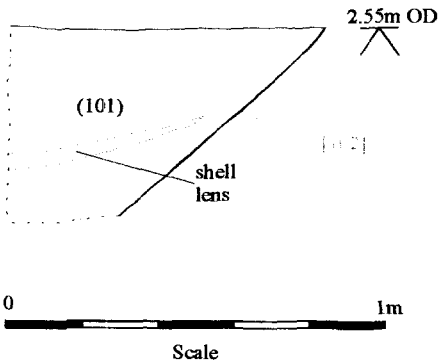


Fig. 5 : Trench 1. South-east facing section of feature [102] at scale 1:20. Not fully excavated due to high water table

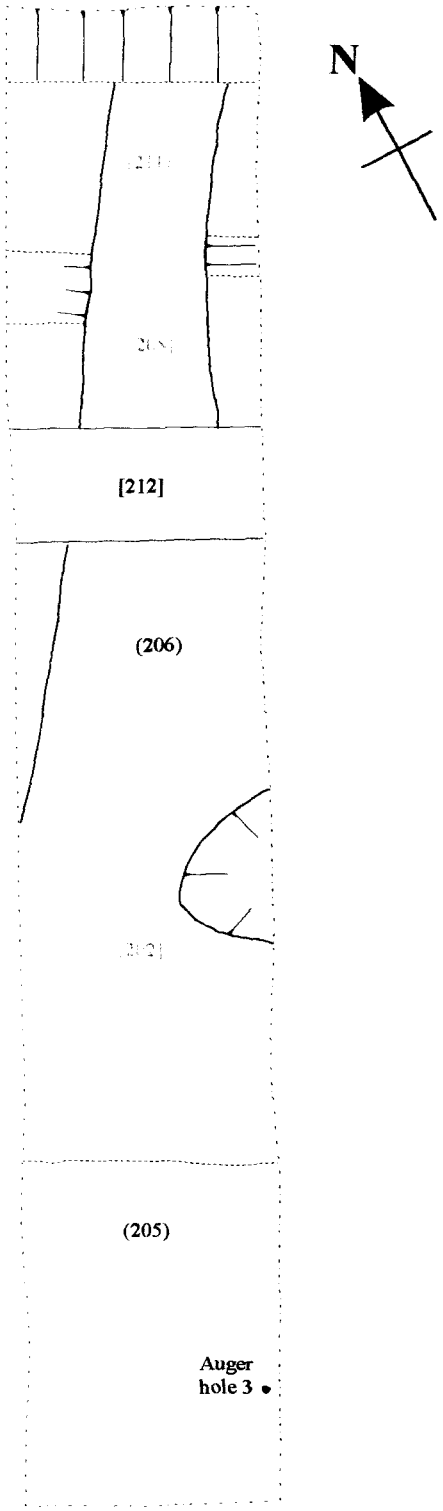


Fig. 6 : Trench 2 plan at scale 1:50

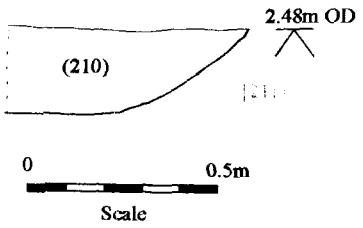


Fig. 7 : Trench 2. South facing section ofditch [211] at scale 1:20

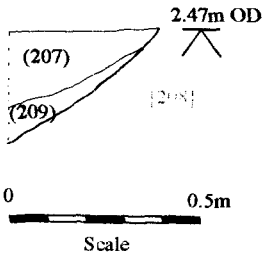


Fig. 8 : Trench 2. North facing section of ditch [208] at scale 1:20.

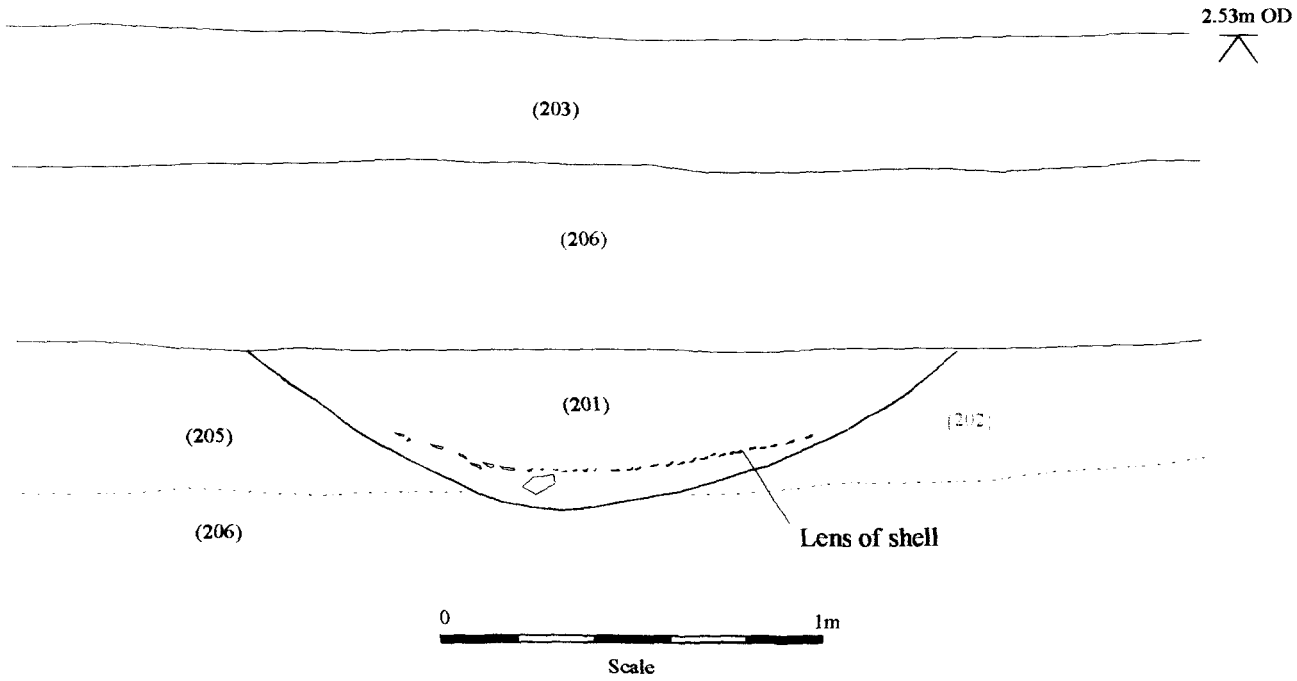


Fig. 9 : Trench 2. West-facing section of feature [202] at scale 1:20 (see figure 3 for location)

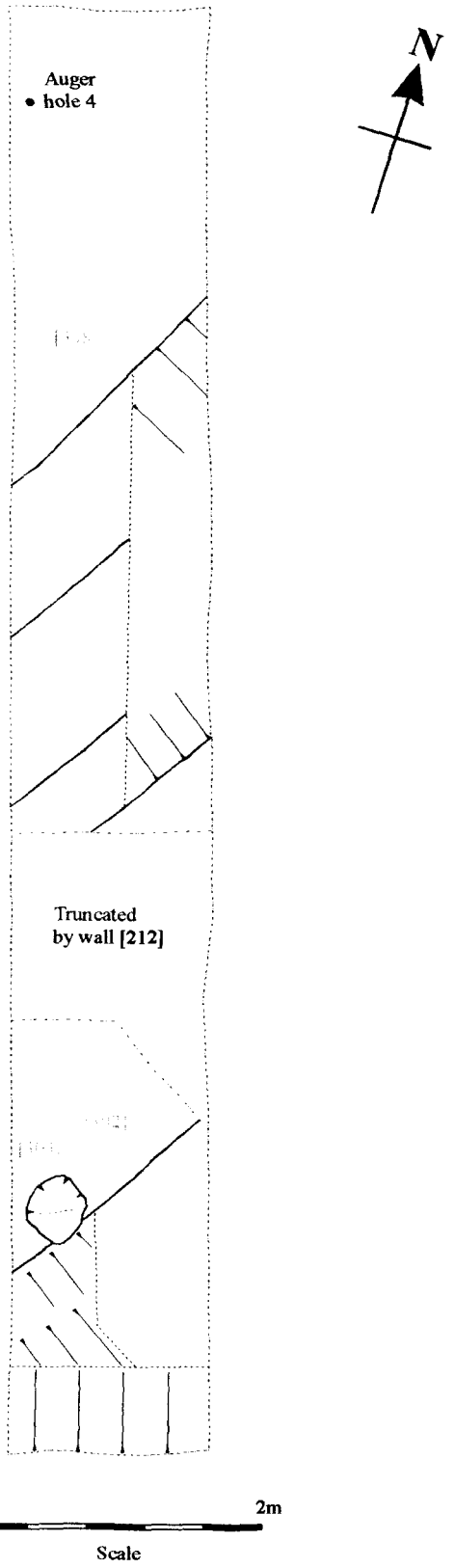


Fig. 10 : Plan of Trench 3 at scale 1:50

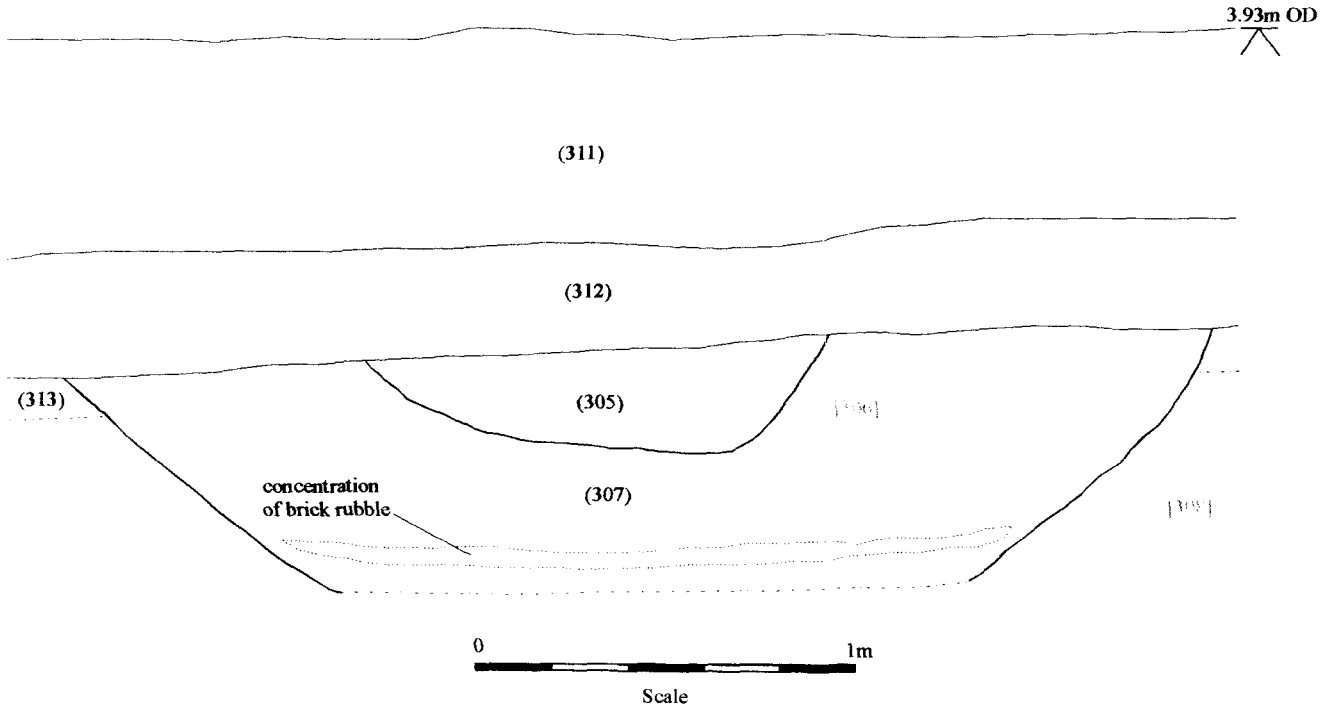


Fig. 11 : Trench 3. Oblique west-facing section through ditches [306] and [308] at scale 1:20

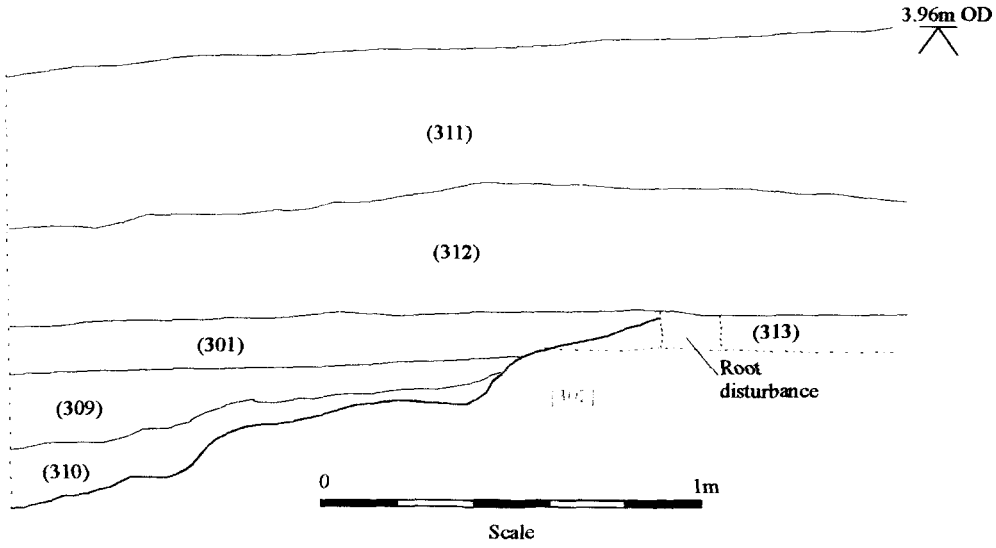


Fig. 12 : Trench 3. East-facing section of pit [302] at scale 1:20

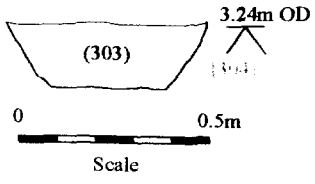
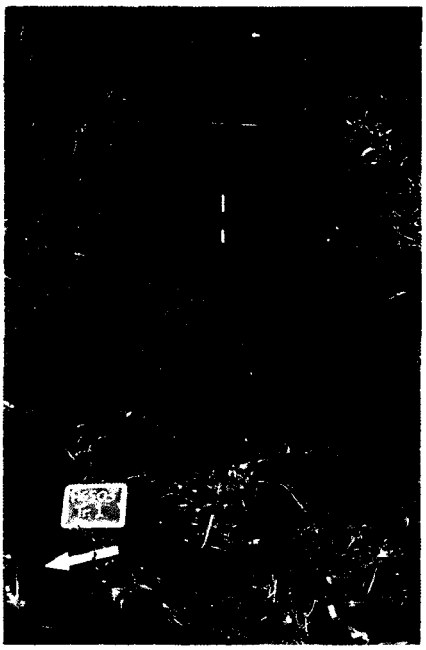


Fig. 13 : Trench 3. North-facing section of feature [304] at scale 1:20

APPENDIX 1: Colour Plates



Pl. 1: General site location shot with Trench 2 in background, looking north-west



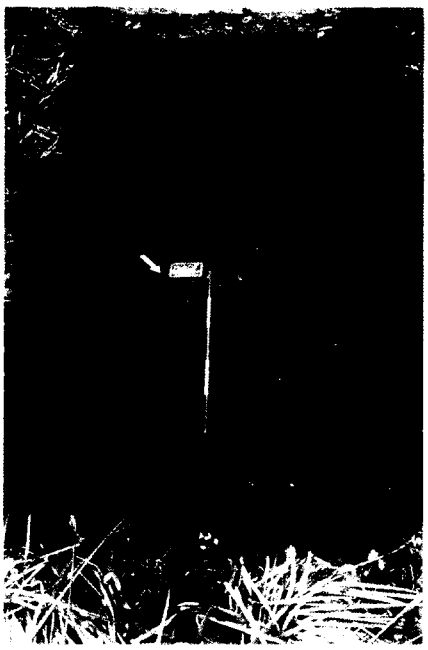
Pl. 2: Pre-excavation shot, Trench 1, looking east



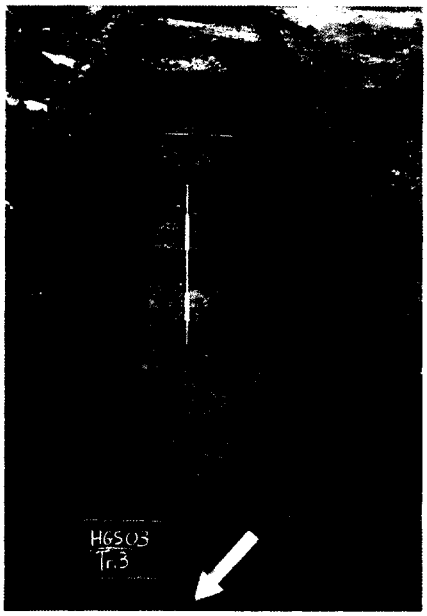
Pl. 3: South-east facing section through feature [102], looking north-west (Trench 1)



Pl. 4: Pre-excavation shot of Trench 2, looking north-east. Note boundary wall [212] towards north-east end of trench



Pl. 5: Features [208] and [211], looking south-west (Trench 2)



Pl. 6: Pre-excavation shot of Trench 3, looking south-east. Note boundary wall towards south-east end of trench.



Pl. 7: Feature [302] in plan, following excavation, looking north-west (Trench 3)



Pl. 8: Undertaking auger survey in Trench 1

APPENDIX 2: Post-Roman pottery and tile archive

Jane Young

Introduction

Sixty-six sherds of pottery representing sixty-five vessels were recovered from the site. The material ranges in date from the medieval to the late post-medieval period. The pottery was examined both visually and where necessary with the aid of a x20 binocular microscope and then recorded on an Access database using locally and nationally agreed codenames.

Condition

Most of the pottery showed some sign of post-breakage abrasion and it is unlikely that much of the material represents primary deposition. Only one vessel is represented by more than a single sherd. Five vessels have soot residues, three externally and two internally and three vessels have interior 'kettle fur' deposits suggesting that they have been used for containing or heating liquids.

The Pottery

A total of nineteen different ware types, ranging in date from the medieval to the late post-medieval period were recovered from the site. These ware types together with their date spans are listed below in table 1.

Table 1. Ceramic codenames by sherd and vessel count

codename	full name	earliest date	latest date	sherds	vessels
BERTH	Brown glazed earthenware	1550	1800	2	2
BL	Black-glazed wares	1550	1750	5	5
BOU	Bourne D ware	1450	1650	23	22
BOUA	Bourne-type Fabrics A, B and C	1150	1350	7	7
CHPO	Chinese Export Porcelain	1640	1850	1	1
DUTR	Dutch Red Earthenware	1250	1650	1	1
GRE	Glazed Red Earthenware	1500	1650	1	1
MEDLOC	Medieval local fabrics	1150	1450	1	1
MEDX	Non Local Medieval Fabrics	1150	1450	1	1
NOTS	Nottingham stoneware	1690	1900	2	2
RGRE	Reduced glazed red earthenware	1600	1850	1	1
STMO	Staffordshire/Bristol mottled-glazed	1690	1800	2	2
STSL	Staffordshire/Bristol slipware	1680	1800	3	3
SWSG	Staffordshire White Saltglazed stoneware	1700	1770	1	1
TB	Toynton/Bolingbroke wares	1450	1750	4	4
TGE	Tin-glazed earthenware	1550	1750	1	1
TOY	Toynton Medieval Ware	1250	1450	8	8
TOYII	Toynton Late Medieval ware	1450	1550	1	1
WEST	Westerwald stoneware	1600	1800	1	1

It is difficult to be precise about which vessels are of medieval and which of late medieval date, as the two main production centres supplying the site were both making the majority of their vessels in forms and fabrics that differed little over about three hundred years. Only a small number of vessels of medieval type (more likely to be of 13th to 14th century date) were found on the site. The two main ware types, Bourne Medieval (seven vessels) and Toynton Medieval ware (eight vessels), were both produced in Lincolnshire, probably at the two main production sites at Bourne and Toynton All Saints, however they could have been made at other kiln sites in the county. Vessel types are limited to jugs, jars and bowls

Vessels that appear to be of late medieval or early post-medieval date are more numerous, again probably coming from the two main centres at Bourne (twenty-two vessels) and Toynton All Saints (five vessels). By this time products of the Bourne ware industry have come to dominate the assemblage. Vessel types are again limited to jugs, jars and bowls with the exception of an unusual fragment from a Bourne D ware chafing dish, intended for use at the table. A single imported vessel of this date, a footed, Dutch cooking vessel was found on the site.

A small number of 17th to 18th century vessels were recovered from the site. They include local and regional coarsewares together with tablewares from Nottingham and Staffordshire. A single imported Westerwald drinking jug is the only continental import of this date.

Recommendations

This is a small group of mainly ordinary domestic late medieval to early post-medieval vessels. The presence of a fragment of a chafing dish however, hints that at least some of the material comes from an affluent household. The assemblage is useful in showing the swing from an almost equal ratio of Bourne to Toynton types in the medieval period to a dominance of Bourne ware by the late medieval to early post-medieval period. The assemblage should be kept for future study.

Dating Archive HGS03

Jane Young

context	date	comments
101	15th to 16th	
103	late 15th to 16th	
104	15th to mid 16th	
208	13th to 15th	single sherd
210	14th to 16th	
305	mid 18th	
307	mixed with latest late 17th to mid 18th	
309	late 14th to 15th	

Ceramic Building Material Archive HGS03

Jane Young

context	cname	full name	frags	weight	description	date
101	BRK	Brick	1	60	handmade;fine red silty fabric	post medieval
101	BRK	Brick	1	130	handmade;white salt surfacing;fine red silty fabric;corner	post medieval
104	BRK	Brick	2	17	handmade;small frags;fine oxidised fabric	post-medieval
210	MISC	Unidentified types	1	8	? Brick;hard fine red fabric	
305	BRK	Brick	2	39	fabric similar to Bourne;handmade	post-medieval
305	PNR	Peg, nib or ridge tile	1	33	very fine red fabric almost inclusionless	post-medieval

Pottery Archive HGS03

Jane Young

context	cname	sub fabric	form type	sherds	vessels	weight	decoration	part	description	date
101	BOU	1	jug/jar	1	1	12		BS		
101	MEDX	white;med sandy;hard	jug	1	1	11	applied vertical notched fe strips	BS	cu glaze;comm med subround quartz mod fe	
101	BOU	6	jug/jar	1	1	11		BS	flake	
101	BOUA	B	jar	1	1	40		BS	soot;int dep ?;? ID or ELY	
101	BOUA	B	jar	1	1	36		base		
101	BOU	6	jug/jar	1	1	9		base		
101	BOU	6	jug	1	1	22		BS	cu speckled glaze	
101	BOUA	A/B	jug/jar	1	1	8		BS	decayed ext glaze;soot on inner neck	
103	BOUA	B	jar	1	1	18		BS	int glaze	
103	BOU	10	jug/jar	1	1	2		BS	cu speckled glaze	
103	BOU	10	jar	1	1	19		neck	int glaze or underfired slip	
103	BOU	7	jug	1	1	27		BS	bright cu glaze;int dep	
103	TOY	B	jug ?	1	1	19		BS		
103	BOU	5	chafing dish	1	1	76		base	cut pedestal;central hole in base;int glaze has fired in concentric circles of green brown and yellow	
103	BOU	8	jug/jar	1	1	7		BS		

context	cname	sub fabric	form type	sherds	vessels	weight	decoration	part	description	date
103	TOY	F	?	1	1	8		BS	int soot	
103	BOU	7	jug	1	1	53		handle	strap handle with deep central groove	
103	BOU	3	jug/jar	1	1	26		BS		
104	TOY	E	jug	1	1	5		BS		
104	DUTR		footed cooking	1	1	26		foot	soot	
104	BOU	9	jug/jar	1	1	4		BS		
104	TOY	I	jug/jar	1	1	4		BS		
104	TOYII	J	jug	1	1	19	thumbed horizontal strip along lower glaze edge	BS		
104	TOY	K	small jug/bottle	1	1	8		BS		
104	BOU	7	jug	1	1	23		base	thick int dep	
104	BOU	7	jug	1	1	25		LHJ		
104	BOU	7	jug	2	1	18		LHJ		
104	BOU	3	jug	1	1	10		BS	cu specks in glaze	
104	BOU	6	jug/jar	1	1	4		BS		
104	BOU	9	jug	1	1	7	cordon	BS		
208	TOY	L	jug ?	1	1	10		BS		
210	MEDLOC	OX/R/OX;med sandy;hard	?	1	1	13		BS	abundant subround to subangular quartz sparse ca comm fe sparse to med clay pellets;poss a TOY	
210	BOUA	A/C	jar/jug	1	1	6	incised decoration	BS	glaze	
305	BL		jar ?	1	1	10		BS	semi vitrified	mid 17th to 18th

context	cname	sub fabric	form type	sherds	vessels	weight	decoration	part	description	date
305	BERTH		large bowl	1	1	45		rim	reeded rim	mid 17th to 18th
305	STMO		mug	1	1	6		BS		18th
305	NOTS		mug/cup	1	1	2		handle		18th
305	CHPO		small bowl	1	1	3		base	blue/white dec	
305	SWSG		small jar	1	1	6		base		early/mid to mid/late 18th
305	NOTS		?	1	1	5		BS	underfired;? ID	
305	TGE		dish	1	1	2		rim	blue/white dec	
305	BL		jar ?	1	1	11		BS	semi vitrified	mid 17th to 18th
305	BL		bowl	1	1	17		BS		mid 17th to 18th
305	BL		large bowl	1	1	47		BS		18th
305	STSL		pressmould dish	1	1	4		base	combed	
305	STSL		pressmould dish	1	1	6		base	combed	
305	STSL		cup/posset	1	1	4		BS	combed	
305	TB	C	jug	1	1	123		handle	grooved strap;misfired glaze	
305	TB	?	?	1	1	6		base	flake	
305	GRE		?	1	1	1		BS		
305	BL		?	1	1	3		BS		mid 17th to 18th
307	WEST		drinking jug	1	1	11	small medallions & blue decoration	BS		
307	STMO		mug	1	1	16		BS		
307	TB	D	jug	1	1	67		LHJ		

context	cname	sub fabric	form type	sherds	vessels	weight	decoration	part	description	date
307	BOUA	B/C	bowl	1	1	28		rim	slightly everted	
307	TB	E	large bowl	1	1	32		base		
307	BOU	9	jug/jar	1	1	34		base		
307	BOUA	A/C	jar ?	1	1	6		BS		
307	BERTH		jar	1	1	26		BS	int glaze;? Could be Dutch	16th
307	RGRE		bunghole vessel	1	1	37		BS		16th to 17th
307	BOU	7	jug/jar	1	1	5		BS		
309	BOU	2	jug	1	1	13		BS	cu glaze	
309	BOU	10	jug	1	1	42		LHJ		
309	TOY	E	jug	1	1	28		BS		
309	TOY	E	?	1	1	29		base	soot	

Appendix 3. Auger survey results

Auger Hole 1 (Trench 1 – North)

O.D. HEIGHT	DESCRIPTION	CONTEXT NUMBER
2.53-2.25	Mottled mid grey and light orange slightly clayey silt. Occasional animal bone and oyster shell.	104
2.25-2.10	Greyish blue silty clay with some orange mottling from iron panning.	106
2.10-1.46	Greyish brown fine sandy silt with occasional orange mottles from iron pan.	107

Auger Hole 2 (Trench 1 – South)

O.D. HEIGHT	DESCRIPTION	CONTEXT NUMBER
2.87-2.49	Mottled mid grey and light orange slightly clayey silt. Occasional animal bone and oyster shell.	104
2.49-2.32	Mid brown slightly sandy silt with occasional root channels	108
2.32-2.22	Mottled mid grey and light green silt with occasional nodules of iron panning.	109
2.22-2.13	Orange-brown slightly clayey silt with occasional iron staining.	110
2.13-1.89	Mid brown slightly sandy silt, becoming sandier towards bottom.	111

Auger Hole 3 (Trench 2)

O.D. HEIGHT	DESCRIPTION	CONTEXT NUMBER
2.56-2.31	Dark grey slightly sandy silt with frequent CBM and charcoal inclusions	205
2.31-2.21	Blue clay with some light brown mottling.	206
2.21-1.66	Mottled blue-grey and orange-brown silt	213

Auger Hole 4 (Trench 3)

O.D. HEIGHT	DESCRIPTION	CONTEXT NUMBER
2.88-2.43	Yellow and grey mottled fine sandy silt.	313
2.43-2.38	Mid to dark brown clayey silt.	314
2.38-2.18	Brownish grey clayey silt becoming increasingly iron stained and clayey towards bottom.	315
2.18-1.88	Firm grey slightly silty clay with some iron staining.	316

APPENDIX 4: Halmergate, Spalding, Lincolnshire – HGS03
Environmental Archaeology Assessment

Introduction

One soil sample was taken on an evaluation excavation conducted by Pre-Construct Archaeology (Lincoln) at Halmergate, Spalding. A bulk sample of thirty litres was taken from context 309, the fill of rubbish pit 302, and interpreted in the field as a dump of domestic waste. The deposit has been preliminarily dated to the late medieval period. The sample was submitted to the Environmental Archaeology Consultancy for processing and assessment.

Methods

The soil sample was processed in the following manner. Sample volume and weight was measured prior to processing. The sample was washed in a 'Siraf' tank (Williams 1973) using a flotation sieve with a 0.5mm mesh and an internal wet sieve of 1mm mesh for the residue. Both residue and flot were dried and the residue subsequently re-floated to ensure the efficient recovery of charred material. The dry volume of the flot was measured and the volume and weight of the residue recorded.

The residue was sorted by eye, and environmental and archaeological finds picked out, noted on the assessment sheet and bagged independently. A magnet was run through the residue in order to recover magnetised material such as hammerscale and prill. The residue was then discarded. The flot was studied using x10 magnifications and the presence of environmental finds (i.e. snails, charcoal, carbonised seeds, bones etc) was noted and their abundance and species diversity recorded on the assessment sheet. The flot was then bagged and along with the finds from the sorted residue, constitute the material archive of the sample.

The individual components of the sample were then preliminarily identified and the results are summarised below in Tables 1 and 2.

Results

The residue after the washing and sorting of this sample was almost entirely composed of the concreted silts noted on site. The deposit was extremely rich in finds and a variety of remains were extracted (Tables 1 and 2).

Table 1: HGS03. Finds from the processed samples

samp no.	cont no.	samp vol (l)	residue vol. (l)	flot vol (ml)	pot no/wt	brick/ tile g.	coal g.	hamm. scale no.	slag g.	Fe object no.	glass no.	bone g.	marine shell g.	fish bone g.
1	309	30	3	32	13/27	115	3	>50	<1	4	1	198	543	5

Archaeological finds included brick/tile, a little coal, pottery, four concreted iron rich lumps that may be corroded iron objects, a splinter of glass and a number of flakes and spheroids of hammerscale. The latter is clear evidence for iron smithing being undertaken in the vicinity of the feature. Animal bone and marine shell are relatively abundant, with cockles comprising the bulk of the shells, and mussel and oyster being the other economic species. Cattle, sheep/goat and pig bones are present and a calf mandible illustrates that juveniles are present in the sample. A fair number of fish bones were extracted, with small, medium and larger fish represented. These are probably mainly marine taxa but will require a specialist to identify the

range of species present, although eel and stickleback have been identified during this assessment. A relatively large amount of eggshell all appears to be assignable to chicken.

Table 2: HGS03. Finds from the processed samples

samp no.	cont no.	samp vol (l)	flot vol (ml)	char-coal $	charr'd grain *	charr'd chaff *	charr'd seed *	miner alised seed *	egg-shell g.	snails #	Comments
1	309	30	1500	4/5	4		4	2	4	3/2	Wheat, barley, legumes, weed seeds, mineralised seeds, cockles, oyster, mussel, tellen, cattle, sheep/goat, pig, vole, mouse, eel, stickleback, small marine fish, chicken eggshell

* = abundance: 1=1-10, 2=11-50, 3=51-150, 4=151-250, 5=250
# = abundance (as above)/diversity - 1=1-3; 2=4-10; 3=11-25 ; 4=26-50 taxa
$ - abundance of charcoal over 2mm/ abundance <2mm

The sample flot is rich in charred seeds as well as charcoal. Charred cereal grains are abundant, and wheat and barley have been preliminarily identified. There are also a large number of smaller seeds including pulses and weed seeds. A peculiar component not previously seen in any other samples studied by the Environmental Archaeology Consultancy appears to be charred 'seed cakes'. These are small lumps of adhering charred seeds that appear to have been charred as lumps rather than becoming stuck together after charring. The specific identification of the seeds within these 'cakes' may help to illucidate their origin. In addition there are a small number of mineralised seeds in the sample. This mineralisation of a few seeds and the concreted silts in the residue suggest that the pit has contained cess as well as rubbish and has either functioned as a cess pit at some time or received night-soil in addition to domestic rubbish. The charcoal component of the flot includes small wood and twiggy material. There is also a lot of siliceous material in the flot, probably representing burnt plant material or 'ash'.

The flot also produced a number of terrestrial and aquatic mollusc shells. These include *Trichia hispida*, *Retinella nitidula*, *Ceciliodes acicula*, *Pupilla muscorum*, *Vallonia excentrica*, *Vertigo pygmaea*, *Valvata piscinalis* and *Hydrobia ulvae*. The latter is an estuarine and brackish water species which may have been in the natural marine silts through which the pit was cut. The others include taxa of open grassland habitat, shaded environments and running water. The latter, *Valvata piscinalis*, may have been introduced with vegetation collected from a stream or riverside environment.

Discussion and Recommendations

The deposit appears to reflect both cess and domestic rubbish. It is rich in dietary waste, having a range of different food stuffs represented. It also contains an unusual charred seed agglomeration which might reflect a 'processed' foodstuff of some sort and deserves more detailed investigation by an archaeobotanist. The presence of hammerscale in some quantity indicates that iron smithing was being undertaken in the vicinity.

This is a very rich sample and suggests that if further excavation is required at the site there is a high potential for the samples to answer questions on the activities taking place on the site, the diet of the occupants, and the functional role of individual features. Sampling should definitely be undertaken of dateable features in any further excavation work, and sample sizes should be maintained at the 30 litres taken for this evaluation sample. Even if no further excavation is required at the site the assemblages collected from this sample should be

submitted for full post-excavation analysis as an example of the diet at the site at this time and to investigate further the charred seed agglomerations that are present.

Acknowledgements
I should like to thank Jez Dubber for the sample washing and processing.

Bibliography
Williams, D. 1973 Flotation at Siraf, *Antiquity*, 47, 198-202

© James Rackham, The Environmental Archaeology Consultancy
10th June 2003

Archive catalogue of Animal Bone from Halmergate, Spalding

site	cont	species	bone	no	side	fusion	zone	butchery	gnawing	toothwear	measurement	path	comment	preservation
HGS03	101	OVCA	HUM	1	L	DF	6789	CH			SD-13.1 BT-29.7 HT-17.5		DISTAL HALF-CUT AROUND MIDSHAFT	4
HGS03	101	CAN	INN	1	L	EF	7						ISCHIAL SHAFT AND PART ACETAB	4
HGS03	101	OVCA	INN	1	L		3						ILIAL SHAFT	4
HGS03	103	BOS	PH1	1	R	PF	12						COMPLETE WITH A HOLE IN SIDE	4
HGS03	103	OVCA	TIB	1	R	DF							MID AND DISTAL SHAFT WITH SMALL PART DISTAL END	4
HGS03	103	BOS	TIB	1	L								DISTAL SHAFT	4
HGS03	103	CSZ	INN	1	R		2	CH					PART SACRAL SCAR-CHOPPED ON VENTRAL SIDE	4
HGS03	104	BOS	CEV	1	F			CH					ZYGAPOPHYSIS AND PART NEURAL ARCH	4
HGS03	104	OVCA	PH1	1	L	PF	12						COMPLETE	4
HGS03	104	BOS	DUP4	1	F								NO WEAR	4
HGS03	104	CSZ	HUM	1	F								PROX SHAFT FRAG-POROUS-JUV	4
HGS03	104	BOS	TIB	1	R								PROX MIDSHAFT	4
HGS03	210	CSZ	LBF	1	F								SHAFT FRAGMENT	4
HGS03	301	BOS	MAN	1	R		2						DIASTEMAL FRAGMENT	4
HGS03	305	CSZ	RIB	2	F								SHAFT FRAGMENT	4
HGS03	305	CSZ	RIB	2	F			CH					SHAFT FRAGMENT-SL POROUS-ONE END CHOPPED	4
HGS03	305	SSZ	LMV	1	F		1						SPINE	4
HGS03	305	OVCA	UM2	1	L					J16			COMPLETE	4
HGS03	305	BOS	MAN	1	L		6						ANGLE	4
HGS03	305	SSZ	LBF	1	F				DG				SHAFT FRAGMENT-CHEWED	3
HGS03	305	BOS	MAN	1	F								VENTRAL FRAMENT HORI RAMUS	4
HGS03	305	BOS	FEM	1	F			CH	DG				DISTAL SHAFT FRAGMENT-CHOPPED AND CHEWED	4
HGS03	305	CSZ	LBF	1	F								SHAFT FRAGMENT	4
HGS03	305	OVCA	MAN	1	R		567			K12			POST RAMUS AND CONDYLE-4 PIECES	4
HGS03	305	CSZ	LBF	1	F								SHAFT FRAGMENT-POROUS-JUV	4
HGS03	305	SSZ	SKL	1	F								OCCIPITAL FRAGMENT	4
HGS03	307	OVCA	UM3	1	L					K7			COMPLETE	4
HGS03	307	OVCA	SCP	1	R		235						GLENOID AND NECK	4
HGS03	307	OVCA	MTC	1	R	DF	345						DISTAL HALF-BROAD AND FLATTENED-RAM?	4
HGS03	307	OVCA	RAD	1	R								SPLIT MIDSHAFT WITH ULNAL SHAFT FUSED ON	4
HGS03	309	BOS	MTT	1	R		12	KN					PROX END-CUT MARKS ACROSS POST ARTIC	4
HGS03	309	CSZ	RIB	1	R								PROX SHAFT FRAGMENT	4
HGS03	309	BOS	MAN	1	L		2						DIASTEMAL AND PART SYMPHYSEAL FRAGMENT	4
HGS03	309	BOS	SKL	1	L		8						TEMPORAL	4
HGS03	309	BOS	CEV	1	F		15						SPINE AND PART NEURAL ARCH	4
HGS03	309	OVCA	ULN	1	R		23						FRAGMENT WITH SEMILUNARIS	4
HGS03	309	OVCA	MAN	1	L		23			G			ANT HORI RAMIS WITH DIASTEMA AND PM3	4
HGS03	309	EQU	SCP	1	R		2						GLENOID ONLY	4
HGS03	309	BOS	LPM3	1	L					G12			COMPLETE	4
HGS03	309	OVCA	CAL	1	L	PF	123				GL-59.98 Dd-23.8		COMPLETE	4

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

OFFICIAL RECEIPT - APPLICATION FEES

VAT Reg No 121 5277 01

Receipt Number: P17680
Date Received : 05-JUN-02

Received From : Maples & Son

Address : Land Adj. The Parsonage
Church Street
Spalding

Fee paid	:	£	220.00
VAT	:	£	0.00
Total received	:	£	220.00

Cash/Cheque : Cheque

Signed..... K. Porter (Authorised Collector)

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Maples & Son Solicitors

23 New Road Spalding
Lincolnshire PE11 1DH
DX 26706 Spalding
Tel: 01775 722261
Fax: 01775 767525

SOUTH HOLL... DIST...
17 DEC 2002
...IVED

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XQ

Your Ref: H16/0644/02
Our Ref: DH/DH/REC001-19
E-mail: yvonne.chilvers@maplessolicitors.com
Direct Line: 01775 764238
Date: 13 December 2002

Dear Sirs

Our Client : Spalding Rectory Feoffees
Apprlication for Planning Permission for new Parsonage at Halmer Gate Spalding

We refer to correspondence you have had with our architects, Stephen Roberts Associates of Lincoln, and in particular your Conservation Officer's letter to him of 9 September (and the revised plans subsequently sent to you by our Architect)

We have noted his concerns and those of other objectors and would deal with the matters raised as follows, dealing first with the points he made in his letter to our Architect (items 1 – 3 of this letter)

1 Adherence to Policy E2 B of the Local Plan.

It is, as ever, essential to have regard to what the Local Plan actually says (and not what some interested parties might wish it says)

Your Conservation Officer rightly refers to Item 4 of the criteria within the policy. There is clearly no outright prohibition on the subdivision of the garden or grounds of a Listed Building (even if Spalding Civic Society might wish to see that). Instead there is a requirement that any subdivision satisfy two tests:

1 that it would not "threaten the future viability of " the Listed Building.

We note that quite correctly the Conservation Officer does not pursue this point, for the development in the garden at some distance from the Parsonage will not threaten the future of the Parsonage. Rather, by the sale of the property to others better suited and financed for its long term maintenance its future will be enhanced rather than threatened.

Community Legal Service

Criminal Defence Service

Richard W Lewis LLM, Philip A N Crew LLB, Malcolm Charlesworth LLB, David Hicken LLB, Michael H Pepper MA, Anita L Toal LLB, Grant Shackleston LLB, James J Turner BA, Julia M Seed LLB, Craig S Delaney LLM

Roy Withyman MA LLB (Consultant)

This firm is regulated by the Law Society

The Civic Society makes a general and unsubstantiated comment that the proposal "places the building at some risk as to its future use". The Parsonage's current planning status is, it is believed, residential, and (unless the Council decide otherwise) this will remain. There is no evidence of any lack of demand for substantial traditional character homes in the centre of Spalding (witness the demand for not dissimilar properties on Welland Terrace) and therefore no reason to think that it will change from a domestic dwelling.

Therefore it is clear that instead of threatening the future of the Listed Building, this proposal secures its future.

2 that it "detracts from its [i.e. the Listed Building's] setting"

The question here is what is meant by the "setting" of The Parsonage.

There is no doubt that most people would consider the setting of The Parsonage to be the frontage to Church St. The Parsonage was clearly designed (or, probably, refronted) to take into account the views of the Parish Church. It is part of an attractive street scene, probably one of the best in Spalding. However, none of that will change. It would be correct to say that the proposal will not in any way alter what we presently see when we look at the Parsonage from Church St (The only thing we can think of that might change is the removal of the small and relatively modern sign for the Parish Office: we cannot imagine anyone would want to keep that!).

Indeed, as we have emphasised above, the proposed development will actually enhance that street scene by securing its future.

This part of the criteria is only relevant if the "setting" includes the rear view of the Parsonage.

It would seem surprising if a purely private view, which cannot possibly affect any members of the public, were to be safeguarded in this way (where, as here, there is no suggestion that historical artefacts or the like will be affected)

While we would not disagree with your Conservation Officer's conclusion that the layout of the garden reflects a Victorian design related to the large bay window, we would emphasis the following:

> Although once there may have been a tennis court and/or croquet lawn, these disappeared many years ago and no evidence of them remains: all there is is an area of grass, the same as any other lawn at any other property.
>
> There is no real evidence remaining of any Victorian garden design. Your Conservation Officer's detailed report to you conforms that the patio is modern, and the yew hedge is modern . He identifies no features from an original design apart from, perhaps, two trees (a lime to the north and an oak to the south), neither of which will be removed.

As has been said, much of the proposed site only came into the same legal ownership as the Parsonage in 1931 though we would agree this is not the case for all the proposed dwelling.

The 1931 Deed of Exchange (copy enclosed) refers in the Second Schedule to land with the following dimensions:

width at the west end of 47' 6", which equates to 14.5m
width at the east end of 60', which equates to 18.3m

though the plan (which is not to scale) seems to show a more regular piece of land.

The 1889 Ordnance Survey plan which we sent you is at a scale of 1:2500 and therefore shows 18m at the rear and 19m frontage to Halmer Gate

The current site is approximately 32m wide.

Depending on which measurement is taken, this suggests that a little more than half the current site did not until recent times even form part of the Parsonage so that these arguments only relate to less than half the proposed site. In other words, we are dealing with approximately 13m in depth of the historic curtilage of the Parsonage (and this is the 13m furthest form the Parsonage itself)

To conclude this point we would emphasis that the setting of the Listed Building is not affected by these proposals as its public face is entirely unaltered and the only changes are to none historical aspects of the garden area, half of which was only recently brought into the same ownership.

2 Banding and coping

We note our architects have forwarded revised plans to you showing the amendment requested by your Conservation Officer.

3 Trees.

We trust the Council is satisfied with the Architect's comments in his letter of 11 October

The position of the new dwelling has been very carefully considered to limit to the minimum the impact on trees on what is a difficult site.

Specific mention is made of trees 2, 21 and 22 and the dividing wall. We had first considered a fence on this line but then thought that although it would be cheaper to construct it would not be in keeping with the existing Parsonage. You will note the measures that will be undertaken during construction to secure these trees and trust those are satisfactory to you.

We trust the details given by our architect as to construction of the drive will be acceptable. The position of the Wellingtonia is rather difficult but it is hoped that this will enable it to be preserved.

It is thought that tree 9 (Silver Birch) is a sufficient distance from the new building to avoid difficulties.

In addition your Conservation Officer in his report to you (though not his letter to our architect) said he would only support such a proposal if it dealt with the following 3 points (items 4, 5 and 6 of this letter). Presumably, therefore, if those three points can be dealt with the project would receive his support.

4 It enabled repairs to be undertaken to the existing Parsonage.

As outlined above, the sale of the Parsonage to others secures its future

5 Smaller dwelling with minimal rear garden set back from Halmer Gate and using the existing garage.

This is best broken down into its four constituent parts

(1) The dwelling cannot be smaller than shown and adequately serve its function. A number of comments are relevant:

- The Diocese have approved the design (and it has a particular concern that the property is not larger than necessary)
- A new Parsonage needs to provide good size study accommodation to enable the Vicar for the time being to meet parishioners and others (as has been said before, facilities at the present Parsonage are inadequate when judged by the Church Commissioners standards for new properties)
- A new Parsonage needs adequate reception rooms for the sort of meetings and functions that are sometimes found helpful for clergy to hold in their own homes.
- The new Parsonage needs properly to divide accommodation between that used by the Vicar in the work of the Parish and that used by the family: this can give an appearance of a larger building than would otherwise be the case.
- The movement of clergy is such that any Parsonage needs to cater for a wide variety of clergy situations, e.g. larger families or dependent relatives. It would be unfortunate if a good candidate for the parish was not able to come because of inadequate accommodation (particularly given the difficulties all organisations have of attracting senior members to this area)
- The 3 garages have only been included to meet a particular need. The Chantry Church St (also owned by the church and used to provide occupation for the Assistant Priest) has no garage (and no vehicular access so that none could be provided). It has always been dependent on The Parsonage for garaging and it is intended this will continue. (The alternative is on road parking which is neither safe nor secure)
- All denominations have found it difficult to find suitable accommodation for clergy as the typical modern home requires some adaptation (e.g. study accommodation) to be suitable.

(2) It is difficult to locate the dwelling on the site with access from Halmer Gate without the proposed rear garden

(3) It is difficult to see why the dwelling should be nearer to Halmer Gate than shown as its present position does not intrude on any other properties.

There is no need for it to be near Halmer Gate to maintain a street scene (the position on Church St is obviously different)

Indeed setting the dwelling back has the advantage of allowing the existing wall to remain largely as it is so that the present street scene will largely remain.

Further, the proposed position allows vehicles to move off the highway in front of the gates (to then open them without obstructing traffic) and adequate visitor parking (which does not intrude on family privacy)

(4) Use of the existing garage block would cause more problems than it solves and it is difficult to see why it has been suggested:

- To create entrances from the new house side of the plot would totally destroy the character of what was once an old stable block and therefore has some architectural merit and some association with the Parsonage

- New garages would then be needed for the existing Parsonage. These would then have to be built close to the existing Parsonage and would be more detrimental to the setting of the Parsonage than the present proposals,.

6 "The design/appearance in traditional style was better than now proposed"

The design is based on the new dwelling next to The Masters Lodge immediately opposite the Parish Church. If that were suitable for such a conspicuous position it is difficult to see why it is unsuitable for the proposed position which will largely be hidden from Halmer Gate and totally hidden from Church St.

This rather sweeping statement does not seem to be justified by any detailed comments, save for those in the Conservation Officer's letter to the Architect which have all been attended to.

Spalding Civic Society make a number of other comments, mostly irrelevant, but for the sake of completeness we deal with them as follows (items 7 – 10 of this letter);

7 Maintenance costs:

As we have said, future maintenance of the Listed Building is best achieved by the sale which this development will facilitate.

8 Use of traditional materials

The Conservation Officer makes no detailed suggestions to our Architect as to unsatisfactory or alternative materials and is therefore presumably satisfied by the proposals.

9 Suitability for family and clergy use.

The Conservation Officer has said this is a subjective matter.

The Church Commissioners have a large volume of evidence as to the unsuitability of large Victorian properties as homes for clergy in the 21st century. These homes were designed for a n income and lifestyle that no longer exists amongst the clergy.

The Civic Society say "it cannot be that the clergy must abandon all Listed Buildings". Put simply, if clergy do not wish to reside in Listed Buildings, why should they? If the church wishes to sell Listed Buildings there is no reason why it should not. This is not a planning matter and therefore not something the District Council should consider. (The Civic Society's use of the pejorative term "abandon" is unhelpful: there is nothing wrong in one organisation selling a Listed Building to someone else and that does not mean it becomes an abandoned building – as we have said, it may well in fact be better cared for)

There are a couple of further points we would wish to make:

10 Access for the disabled.

Churches are rightly concerned to comply with the Disability Discrimination Act and to provided the disabled with equal access to others.

However, the ownership of Listed Buildings often prevents this.

In this specific case it would be extremely difficult for disabled parishioners to visit the Parish Office (within the present Parsonage) or the vicar in his study ands there are no suitable toilet facilities for the disabled.

The development of a modern parsonage would readily solve these problems.

11 **Limited Objections to proposals**

Lastly we would draw your attention to the limited number of objections you have received. Despite extensive publicity in the local newspaper, you have only received comments from Spalding Civic Society (who we gather usually object to development in the curtilege of a Listed Building) and various statutory bodies. While the Planning Committee must make its own decision on the matter, there is clearly no weight of public opinion against the scheme. (The Civic Society make reference to the proposed sale of the Parsonage at Pinchbeck. While this did not, as we understand it, raise planning issues, it does show that if a significant proportion of a community wish to retain a Parsonage they will make their voice heard: nothing similar has been heard here)

We would be grateful if the Development Control Committee could now proceed to determine the application made as soon as possible.

Yours faithfully

D HICKEN
Clerk to Spalding Rectory Feoffees

ENGLISH HERITAGE

EAST MIDLANDS REGION

25 NOV 2002

D J Roberts
Planning & Development
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Direct Dial: 01604 735 457

Direct Fax 01604 735 401
Your Ref:H16/644/02

Our Ref:YLI/44495

21 November 2002

Dear Mr Roberts

Notification under Environment Circular 01/2001
Application for Planning Permission
Land adj. The Parsonage, Halmergate

Thank you for your letter of 4 November 2002 consulting English Heritage on the amended plans for the above application.

On the basis of the submitted information, we would like to reiterate the comments previously made in my letter of 1 August 2002.

Yours sincerely

Carol Pyrah
HISTORIC BUILDINGS INSPECTOR

44 DERNGATE NORTHAMPTON NN1 1UH
Telephone 01604 735400 Facsimile 01604 735401
www.english-heritage.org.uk
The National Monuments Record is the public archive of English Heritage

SPALDING & DISTRICT CIVIC SOCIETY

26 Welland Terrace,
Spalding,
Lincs.
PE11 2TA

Phone 01775 723212
Fax 01775 713179

20 NOV 2002

25 June 2002

D.J.Roberts.
Development Control,
South Holland District Council,
Priory Road,
Spalding.

Dear Mr Roberts,

APPLICATION H16/0644/02, Proposed new Parsonage affecting a listed building and Conservation Area.

Thank you for sending us the revised plans for the proposed new parsonage.

In our previous letter concerned with this matter dated 25 June 2002, we set the Society's view of the application and our objection to it.

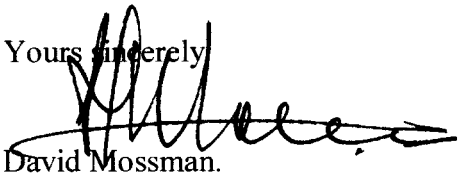
We note that in the covering letter to the most recent plans dated 11 October 2002 it is said by the architect with respect to Planning Policy regarding the setting of listed buildings, *that in this particular situation the proposed parsonage is located on the extremely private rear side of the existing parsonage, surrounded by existing high boundary walls with no direct public view to the setting of the listed building.*

With the greatest respect to the architect this misses the point of the policy. **The idea is to protect the setting of a listed building irrespective of whether or not it is in direct public view.** To follow the interpretation being suggested by the architect would be to allow development in any space adjacent to a listed building provided it was not in open view. Clearly, this is not the intention behind the policy.

We repeat and underline our objection to the application for the reasons previously set out.

For and on behalf of Spalding & District Civic Society

Yours sincerely



David Mossman.
Chairman.

H16/0644/02/A1 – Comments on Revised Building Plans
Erection of new Parsonage etc

Adjacent to The Parsonage, Halmergate, Spalding

I note that the revised elevations take account of my previous comments. I still have a comment regarding the boundary wall to street. I asked that the new wall be stone coped in the same way as the existing wall to the north of the new access. The revised plan has an added note to cover this but the plan is still ambiguous. Would it be possible to cover this by condition?

As far as the principle of development is concerned this has yet to be proved.

Stewart Squires
Conservation Officer
11 November 2002

H16/0644/02

Spalding Rectory Feoffees

Application to build a New Parsonage. (amended plan)

Please read in conjunction with the original notes.

An extract regarding a letter from Stephen Roberts Associates dated 11.10.02 follows:

'Finally, with regard to the retained trees, these would be surrounded by 1200mm Chestnut pail fencing during construction. The foundations below the spread of trees 2,21 and 22 would be carefully dug by hand. The tarmacadam driveway construction would consist of 150mm stone base, 40mm sub base tarmacadam with a 20mm wearing course, general finished level at existing ground level with a slight camber to disburse rainwater to the garden edge.'

Issues raised:

'Chestnut pail fencing during construction' wants to be situated outside the drip line of the tree canopy to at least the distance described in BS5837: 1991.

'The foundations below the spread of trees 2,21 and 22 would be carefully dug by hand.' What will happen when a root is found? Will it be bridged? Feeder roots are likely to be damaged in any case. How deep are the foundations of the walls? Unless it is proposed to build a wall with a lintel construction between pillars, which removes the need for a continuous foundation, a fence would cause much less damage to the trees, and would in turn be less likely to be damaged by root activity. The Wellingtonia is likely to be particularly badly affected if a new wall is constructed and tarmac laid.

'The tarmacadam driveway construction would consist of 150mm stone base, 40mm sub base tarmacadam with a 20mm wearing course, general finished level at existing ground level with a slight camber to disburse rainwater to the garden edge.'

The laying of tarmacadam is likely to damage feeder roots and will therefore reduce water and oxygen from reaching the roots, which can be detrimental to tree health. A gravel driveway is likely to cause less root damage, and allow movement of water and oxygen to the roots. A paved footpath could be placed around the side of such a gravel area to facilitate disabled access.

Fairchild

CONSERVATION AREA.

2. ~~Spalding Rectory Feoffees~~
to build a New Parsonage.

at to the rear of existing Parsonage,
Church Street, Spalding, Lincs.

BEWARE OF TREE ROOTS THROUGHOUT SITE.

A) Yew tree (identified as T14 of plan). Tarmacadam driveway may well effect roots, as will construction of wall. Peripheral roots of Ash (T12) may also be affected. Yew may need some trimming to fit in driveway and visitor parking places. *

3). ? Wellingtonia in island. Beware tarmacadam driveway + wall surround + effect on tree roots. Only a young tree as it grows may effect tarmacadam. (* recall tree is a wellingtonia from site visit 2001, have not visited due to current application). Beware any change in soil level around the base of the tree.

) - Yew (identified as T21 of plan).
Oak (" " T22 " ")
Lime (" " T2 " ").

Proposed wall could cause severe damage to tree roots. Use a fence instead. Even if roots were bridged there is likely to be disturbance to roots.

1 Silver birch (identified as T9 of plan) Beware of tree when the foundations are excavated. May need trimming to fit in proposed new parsonage.

Trees must be protected during construction works.
The layout of the proposed Parsonage Limits effective protection of all the trees. Ideally the trees should be protected to at least BS 5837:1991
No service trenches should pass beneath the canopy of the trees. No materials must be stored beneath the trees, fires lit or cement washings left. The less the soil around the trees is disturbed or compacted the better.

Foundations must accommodate the presence of all the trees when mature.

Suggest
Tarmacadam driveway could be gravel.
Proposed new walls could be fences instead.

– to help preserve trees within Conservation Area.

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

FILE COPY

Application no: H16/0644/02

Applicant: Spalding Rectory Feoffees
c/o Maples & sons
22 New Road
Spalding
Lincs. PE11 1DH

Agent: Stephen Roberts Associates
71 Carholme Road
Lincoln
LN1 1RT

Description: Erection of new parsonage and associated garages and driveway

Location: Land Adj. The Parsonage
Halmergate
Spalding

Amendment: Alterations to elevations and boundary wall.
Dwg nos. 01/050/L/01K, 01/050/L/03B & 01/50/L/SSA

04-NOV-02

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

As a result of the need for the Authority to repeat certain procedures because of the amendment, the period for determining the application has been extended to 09 DEC 2002

Your rights of appeal remain as explained on the original acknowledgement.
If you do not wish to agree to the extended time period and would rather have the application determined more quickly but on the basis of the application as originally submitted, please let me know in writing within the next 5 days.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Stewart Squires

Revd TR Barker
The Parsonage
8 Church Street
SPALDING
PE11 2PB

H16/0644/02

28 October 2002

Dear Revd Barker,

ERECTION OF NEW PARSONAGE AND ASSOCIATED GARAGES AND DRIVEWAY, HALMERGATE, SPALDING

Thank you for your letter of 4 October. At your request I have the following comments to make.

When the application was first referred to me I attempted to gain access to the garden and I called into the Parish Office. I was informed that you were away on holiday and the date of my inspection was the earliest date I could arrange after your return.

My comment about the information submitted in support of the application was simply because the information is a statement without the justification of a reference. I was not implying that it was incorrect.

The reference to a wider justification is set out in the paragraph in which it appears. This is the need for an understanding of the development of the plot together with justification.

As far as the remainder of your letter is concerned I now understand more fully the particular problems you have with living and working in the Parsonage. This, I can now see, is different to what was claimed in the application. I would still argue that the building is suitable for modern family life even if it is not for a Parsonage.

I wrote to the agents on 9 September and I am enclosing a copy of this for your information. They have replied dealing with the issues of the design and the effect on the existing trees. The issue of justification in the light of the Local Plan Policy has yet to be dealt with and I look forward to receiving this as soon as possible.

Yours sincerely,

Stewart Squires
Conservation Officer

THE PARISH OF ST MARY AND ST NICOLAS
SPALDING

From the Vicar, the Revd T R Barker



Mr Stewart Squires
Conservation Consultant
South Holland District Council
Council Offices
Priory Road
SPALDING PE11 2XE

4 October 2002

Dear Mr Squires

Proposed new parsonage: planning application H16/0644/02

I have read your report, dated 15 August, in the office file, and wish to place on record a few observations.

1. You state that the earliest date on which you were 'able to gain entrance to the garden itself' was 15 August. I am not aware that you had asked for access to the garden before this date.
2. In your third paragraph, you imply that there is some doubt about the information submitted by the applicant. I would be grateful for clarification of this statement. I am told that the newer buildings at the east end of the house (by the junction with Halmergate) were constructed in the 1950s to replace an area of the original house affected by subsidence and to improve the road access from Church Street to Halmergate. If this is so, the house was substantially altered after its listing by English Heritage's predecessor. I have a picture of the house in its original state.
3. I would be grateful for an explanation of the phrase 'wider justification' in paragraph 5.
4. You observe that '[the applicants'] statement that the internal arrangements are most unsatisfactory for modern family life is very subjective.' I disagree. My experience from living in the house for the last four years is that it is most unsatisfactory for 'modern family life'.

   A parsonage house is not, as it has developed in England over the centuries, an ordinary domestic building. It serves both as the residence of the incumbent's family and as a significant community building, visited by parishioners and strangers.

THE CHURCH OF ENGLAND
A member of the Spalding group of parishes in the Diocese of Lincoln
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Whilst undeniably attractive, the Parsonage in Spalding is a large house; heating, cleaning and garden maintenance are relatively expensive.

It is essential that the privacy of the incumbent's family is preserved. In the Parsonage, this is difficult: there is no separation of the 'public' and 'private' parts of the house. For example, there is no way of securing the 'private' areas of the house from visitors, who must enter this part of the house for supervised access to the garden or to use the toilet. A few callers to a parsonage house are disturbed or violent: the safety of the incumbent's family in these circumstances cannot easily be secured when there is easy access to the house for visitors.

I suggest, therefore, that the Parsonage is in these regards 'most unsatisfactory for modern family life', given the particular context of a clergy family, and their limited financial resources.

5. As stated above, a parsonage house differs from an ordinary residential dwelling in that access needed for parishioners and members of the public who come to the house to see the incumbent.

   There is an awkward step down at the font door into the entrance hall, and steps up from that area into other parts of the house. These steps are dangerous: already, in my four years in Spalding, ambulances have been called to assist three people who have stumbled and hurt themselves by falling in or out of the house.

   The proposed new parsonage house is designed with the requirements of the Disability Discrimination Act in mind. *This is, I believe, a very significant factor in favour of the proposals submitted by the Spalding Rectory Feoffees.* Last week, I was unable to welcome a wheelchair-bound visitor to my house, because of the access difficulties and the lack of an accessible toilet.

   I cannot believe that English Heritage would agree to the significant disturbance to the Parsonage in order to bring access (including access to a toilet) in line with the proper requirements of this Act.

   Whilst there may be an element of compromise to the setting of the Parsonage by the construction of a new parsonage in the garden, I suggest that the disturbance to the listed property to allow proper access for disabled people would be significantly more detrimental.

6. I do not disagree with your comments on the detail of some elements of the design of the new building.

7. I believe that the Feoffees would have preferred to retain the Parsonage as the accommodation for the incumbent. However, the Feoffees are a registered charity: the cost of the repairs identified in a recent professional survey of the Parsonage is beyond the immediate means of the charity. The continuing cost of maintenance of the Parsonage has been a concern to them for some years.

   As prudent trustees, mindful of their duties, the Feoffees have resolved to make other arrangements for housing the incumbent.

   One of the consequences of the proposal to build a new house for the incumbent, on a site that still allows him easy access to the church and which is readily identifiable by visitors, is that the Feoffees intend to sell the Parsonage to

a private buyer who will be able to secure the repair of the house and its continuing use as a domestic residence.

I trust that these points (on which I would appreciate your observations) will be brought to the attention of the relevant officers and the members of the Development Control Committee.

Yours sincerely



THE PARISH OF ST MARY AND ST NICOLAS
SPALDING

From the Vicar, the Revd T R Barker



SOUTH[illegible]AND
DISTR[illegible]CIL
11 OCT 2002
REC[illegible]

Mr Mike Saward
Development Control
South Holland District Council
Council Offices
Priory Road
SPALDING PE11 2XE

DCM SS. file.

4 October 2002

Dear Mr Saward

Proposed new parsonage: planning application H16/0644/02

Thank you for your help when I telephoned yesterday.

I accept that it is difficult for me to be entirely objective about the proposals. I was, therefore, grateful for your willingness to listen to me and for your advice.

I have drafted a letter to Mr Squires, which I have sent to the Clerk to the Spalding Rectory Feoffees and to our architect for their comments. I will send you a copy of the final letter for your records.

Yours sincerely

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