

Online Comment

Application H16-0654-21
Location Jap Lodge, Annexe to Mercia Lodge 65 Pinchbeck Road Spalding PE11 1QF
Proposal Change of use of residential annexe to private dwelling separate from host dwelling including minor alterations to boundary treatments

Name Greg Watkinson
Address Conservation Officer

Date Submitted 05-05-22
For/Against Comments

I wish to raise no objections to this proposal based upon Conservation grounds. Jap Lodge was originally used as staff accommodation for the associated Mercia Lodge and it appears unlikely that a matching use shall be found for it, whilst remaining linked to the larger property. Therefore, independent dwelling use should be considered an appropriate, modern use that does not impact upon the heritage qualities of the wider site.

Alterations required to facilitate the change are relatively minor and matching to materials and styles which are already extant on-site. Therefore, i do not consider it to be the case that the proposed physical alterations to boundary treatments would harm the character of the site.

However, the applicant and any subsequent owners of Jap Lodge should be aware that the property shall still be considered to be a part of the historic curtilage of Mercia Lodge and therefore shall continue to be considered listed by association to the original host property. The potential approval of this application would not in any way alter the listed status of this site, and the status of Jap Lodge upon the national heritage list remains inextricably tied to that of Mercia Lodge.