

## Online Comment

**Application** H16-0662-26  
**Location** Former Regent Bingo Club Westlode Street Spalding PE11 2AE  
**Proposal** Redevelopment, demolition and extension of vacant former Regent Bingo Club to include 41 residential units, comprising one, two and three bedroom apartments. The scheme also incorporates 298 sq m of flexible commercial floorspace within Use Class E (Commercial, Business & Service), together with dedicated residents external amenity space. The development will utilise existing vehicular and pedestrian access routes, providing parking areas to the rear with 28 parking bays and cycle parking, servicing arrangements and associated works.

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**Date Submitted** 29-07-26  
**For/Against** Comments

The building is considered to be a locally significant non-designated heritage asset (MLI97456 - Former Savoy Cinema, Westlode Street, Spalding).

It is noted that the applicant has submitted an assessment of the site's heritage potential in accordance with paragraph 207 of the NPPF. The Heritage Assessment identifies the building's historic and architectural significance, as well as its positive contribution to the DLI10607 Spalding Conservation Area, notwithstanding alterations undertaken during the 1970s and subsequent fire damage. Furthermore, the 2026 Conservation Area Appraisal notes that the high architectural quality of buildings continued into the 1930s and forms a defining characteristic of the conservation area.

The proposed development comprises 'Redevelopment, demolition and extension of vacant former Regent Bingo Club to include 41 residential units, comprising one-, two- and three-bedroom apartments. The scheme also incorporates 298 sq m of flexible commercial floorspace within Use Class E (Commercial, Business & Service), together with dedicated resident's external amenity space. The development will utilise existing vehicular and pedestrian access routes, providing parking areas to the rear with 28 parking bays and cycle parking, servicing arrangements and associated works.' The proposed conversion may result in the loss of surviving historic fabric and alterations to the original plan form and spatial arrangement (NPPF, paragraph 218).

Recommendation:

Should permission be granted, we recommend that a condition be attached requiring a proportionate programme of building recording. This should comprise a phased programme of mitigation, including, as a minimum, Level 4 Historic Building Recording of the building, in accordance with Historic England, *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016).

This approach would ensure that the surviving building, together with its significant retained and altered elements and spaces, is appropriately recorded and understood.

This should be secured through South Holland District Council's standard condition AR04 and is consistent with paragraphs 207, 208, 216 and 218 of the NPPF and Policy 29 of the Southeast Lincolnshire Local Plan.

Finally, given the significance of the building, the potential effects of the proposed development on the historic environment, and the site's proximity to the Constitutional Club on Broad Street, a Grade II\* listed mid-18th-century house, the SHDC Conservation Officer must be consulted before the application is determined. The Conservation Officer should advise separately on the retention and appropriate repair of the principal facade, the protection of significant internal spaces and features, the justification for any proposed demolition, and the detailed design, materials and finishes of the new works.

The Local Planning Authority may also wish to consult an appropriate national amenity society with expertise in twentieth-century architecture, such as the Twentieth Century Society, should it consider this necessary. Please email [ruben.lopez@lincolnshire.gov.uk](mailto:ruben.lopez@lincolnshire.gov.uk), to discuss the requirements and to request preparation of a brief for the works.