6 Pinchbeck Road
Spalding, PE11 1QD

South Holland District Council

10 September 2026

Re: Application H16-0690-26 - 6 Pinchbeck Road, Spalding, PE11 1QD - Proposed replacement roof

Dear Ms Colenutt,

Thank you for your comments dated 14 August 2026 on the above application. I set out below a response to each of the points raised, together with a revised roof plan and supporting information.

1. Mixing of salvaged and new slate

I note your comment that salvaged and new slate should not be intermixed on the same roof slope, and that where sufficient salvaged slate is available it should be used to complete a full elevation rather than being distributed piecemeal across the roof.

Having now assessed the existing slate, I can confirm that there is not sufficient sound, reusable slate to complete more than one roof slope without supplementation from new material. I therefore propose to concentrate all salvaged slate that is in good condition on Slope 2 only (see roof plan attached), which will be completed using salvaged material to the greatest extent practicable. If we find we can not salvage enough for one slope, then slope 2, along with slopes 1, 3, 4, 5, 6 and 7 will be covered entirely in new slate, with no mixing of salvaged and new material on any single slope. This approach directly addresses your concern regarding a patchwork appearance, as no slope will contain a blend of the two materials.

A significant proportion of the stripped slate is expected to be broken or unsound, which is why full reuse across the roof is not achievable.

2. Roof plan and extent of works

Please find enclosed a roof plan for 6 & 6A Pinchbeck Road, prepared in two versions: the first shows the current roof materials by slope (Slopes 1–7 numbered), and the second shows the proposed materials following the works.

As the plans show, Slopes 1, 2 and 4 are currently covered in natural slate, while Slopes 3, 5, 6 and 7 are currently covered in clay tile. The proposed works involve re-covering all seven slopes in natural slate, bringing the tiled slopes into line with the predominant, established slate covering on the remainder of the roof.

The works are proposed to be carried out in a single phase, rather than in stages.

3. Rear slope - confirmation of existing covering and justification for change of material

I can confirm that the 2022 Street View imagery accurately reflects the current condition of the building: Slopes 3, 5, 6 and 7 (the rear and side slopes, including the small gabled projection to the rear) are currently covered in clay tile rather than slate, and this area does form part of the proposed works.

I recognise that a change of covering material on these slopes goes beyond a straightforward like-for-like repair, and I would like to set out the justification for the proposal. Slopes 1, 2 and 4 - which together form the majority of the principal roof fronting Pinchbeck Road - remain in natural slate, and I consider this to be the predominant and most likely historically appropriate covering for the building as a whole. The clay tile on Slopes 3, 5, 6 and 7 sits awkwardly alongside this slate, breaking up the roof into two visually and materially distinct sections, and in my view detracts from the coherence and legibility of the roof as a single historic composition. I am not aware of any evidence that the tiled areas represent an original or historically significant covering in their own right, and I consider it more likely that they represent a later, unsympathetic repair.

On this basis, I propose that reinstating natural slate across all slopes would preserve and enhance the special architectural and historic interest of the building by restoring a coherent, consistent roof covering, in place of the current mixed and, in my view, incongruous arrangement.

4. Sourcing of slate — reclaimed vs new

Given the size of the roof, approximately 3,000 slates are required to complete the works. I have made enquiries with a number of reclaimed slate suppliers and have not been able to locate a source able to supply anywhere close to this quantity in a consistent size and condition. Reclaimed slate is also being quoted at a cost that would make the project unviable at this scale. I have therefore concluded that new natural slate, closely matched to the existing in size, colour and texture, is the only realistic route to completing the works, supplemented by the salvaged slate retained for Slope 2 as set out above.

5. Proposed new slate and colour match

I attach a photograph comparing the proposed new Spanish slate against a sample of the existing slate removed from the roof. As the photograph shows, the two are a close match in colour and texture, and any minor difference in tone is expected to reduce further as the new slate weathers in over the coming months.

I hope the above addresses the points raised in your comments. I would be grateful for your further guidance, or for confirmation that the application can now be supported, and I am happy to discuss any of the above further or to provide additional information if helpful.

Yours sincerely,
Marco Calitri