

SUPPORTING STATEMENT INCLUDING HERITAGE STATEMENT

for

PLANNING APPLICATION FOR REPLACEMENT WINDOWS

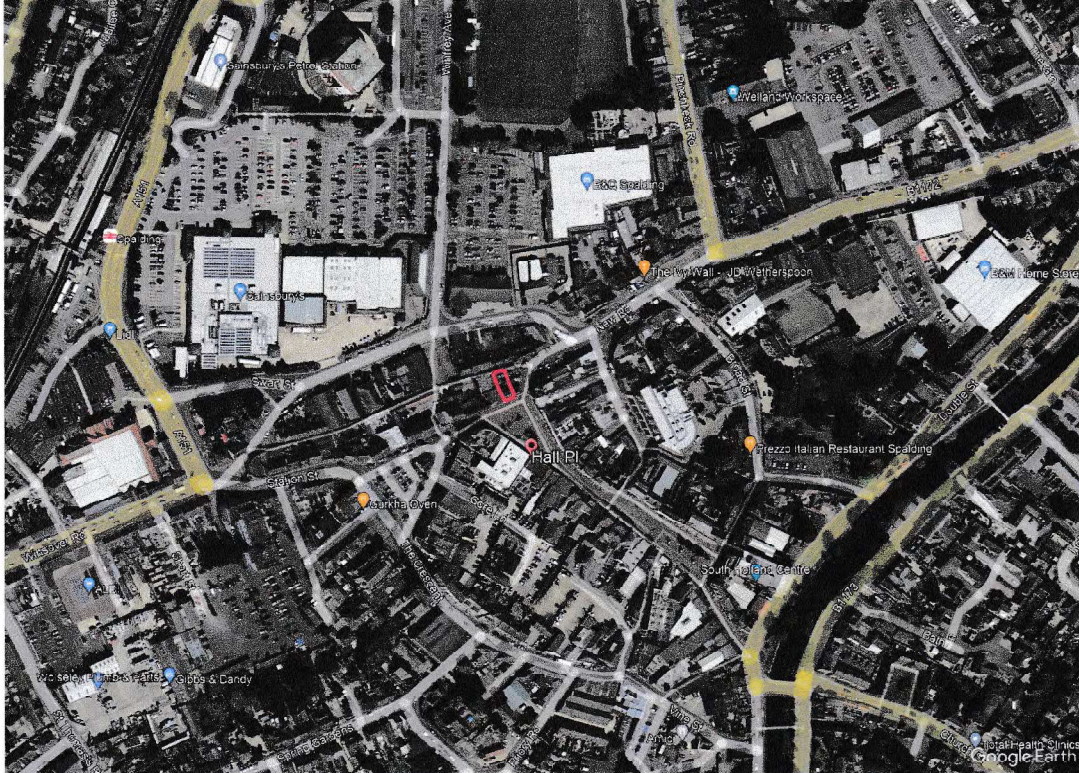
At

GIBBS SHOES
22 HALL PLACE
SPALDING
PE11 1SQ



LOCATION

The application site is located in the centre of Spalding fronting the pedestrian area at the north west end of the town centre. It is within the original retail centre for the town.



Location plan

The site is located within the conservation area with the northern boundary of the conservation area running along Chapel Lane immediately north of the property.

HISTORY



Gibbs Shoes is centre of the photograph

The site is part of the retail sector of the town and has been used for retail for decades as can be seen in the following photograph of Hall Place showing the Tuesday market in 1900.



At the time of this photograph Frederick Jones was also a boot and shoe maker

PROPOSAL

The proposal is to replace windows and doors at first floor level with upvc double glazed units. The windows and doors to which this relates are situated in the north facing elevation of the two storey building fronting Hall Place and the south elevation of the two storey building fronting Chapel Lane. On this flat roof area linking the two buildings is a redundant work shop currently used for general storage which has a window and door facing west, also to be replaced. These windows and doors are shown on the accompanying EMDA drawing no. 1218/01.

None of these windows can be seen from ground level and only from the first floor windows of the dwellings on the opposite side of Chapel Lane which are themselves UPVC

HERITAGE

The policy of replacing windows in conservation areas with upvc is considered unacceptable by South Holland District Council. In this instance where the windows cannot be seen from any ground level location the use of upvc to replace timber windows will have no detrimental impact upon the surroundings and conservation area.

CONCLUSION

The use of upvc in this location will benefit the owner of the retail unit, will have greater thermal insulation values and reduce maintenance. The impact on the surrounding properties is nil, impact on the conservation area is nil.

An appeal overturned a decision not to accept upvc windows on a Listed Building at the opposite end of Market Place after the Inspector deemed there was no detrimental impact on the Listed Building nor the conservation area as the windows/door in question were not visible from any public area.

It is considered that as the proposal cannot be seen and has no detrimental impact upon the surrounding area the planning authority should look upon the application favourably and grant approval.