Online Comment

Application	H16-0789-21
Location	32-33 Hall Place Spalding PE11 1SG
Proposal	Change of use from former E use class to Adult Gaming Centre (Sui Generis)

Name	Spalding & District Civic Society
Address	Mr Robert West 94 Spalding Common Spalding PE11 3AU
Date Submitted	29-07-21
For/Against	Comments

As the site is in the primary shopping area and the conservation area and is designated as a primary shopping front by policy 26 of the South East Lincolnshire Local Plan, we would like more detail as to how the applicant intends to make use of the shop display windows as the application is silent on this.

The justification for policy 26 highlights the risks of clustering of non A1 frontages can create dead frontages thereby having an effect on footfall. This particular part of Hall Place already has a number of non A1 frontages in the form of a bank, an employment agency and is also opposite a building society and another bank.

Policy 26 also requires the upper floors to be effectively used. We cannot see that the proposal makes the fullest use of the 1st floor (in particular the front room which the application is silent on) and the top attic floor.

We also refer to policy 29 on conservation areas. This requires that proposals within, affecting the setting of, or affecting views into or out of, a
Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character,
appearance and setting. Policy 29 requires proposals to assess and mitigate against, any negative impact the proposal might have on the townscape. The applicant has not made that assessment and we therefore would like to the applicant to make that assessment and demonstrate how the proposal will enhance the entire building, in particular the exterior that is in need of some restorative works, particularly to the windows, lintels and leadwork.