

**ROBERT DOUGHTY CONSULTANCY LIMITED
CHANGE OF USE FROM A SINGLE DWELLING TO DENTAL SURGERY AT 65
HOLBEACH ROAD SPALDING, PLANNING APPLICATION REFERENCE H16-0881-25
AND LISTED BUILDING CONSENT APPLICATION REFERENCE H16-0882-25**

ASSESSMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

1. St Paul's, the attached School and the vicarage were constructed between 1877-80 to the design of Sir George Gilbert Scott. At the time of construction, the buildings formed part of a loose collection of dwellings on the south bank of the river Welland in what was then Fulney. The expansion of Spalding town has largely resulted in the church and associated buildings being consumed within more recent development.
2. Much of Scott's design is reliant on the three buildings being within the same ownership and, to a greater degree, being part of the same use ie each being dependent upon the other. Today, that interdependency is significantly reduced through a change of ownership and associated changes to the respective curtilages. The 2008 English Heritage publication (2007 survey date) by John Minnis describes a "...complex group of buildings.....each carefully designed to relate to each other". The vicarage was sold into private hands in October 2012 and, with this, domestic planting and boundary treatment in the form of wooden domestic-scale fencing and tall evergreen hedge planting were introduced between the church and the former vicarage.
3. This boundary treatment interrupts and diminishes the functional and visual relationship between church and vicarage. There is also a number of mature trees which impact on the relationship between the various buildings. The comments from Historic England state that "...the physical connection between the two assets (there is in fact three) is uninterrupted – there appears to be no fence or other physical separation between them" is incorrect and we can only assume that this statement is informed by Google Streetview which dates back to 2011 showing a relationship between the heritage assets more in keeping with Scott's original design intentions, but one which is now lost through a change in ownership.

4. The view of the vicarage is largely limited to a glimpsed, and fleeting view through the existing wooden gates from Holbeach Road down the existing gravel drive. There are wider views of the church from the east across the Welland, however, the view of the vicarage is limited to glimpses of the upper parts of the building viewed between various elements of the church and attached school. The immediate setting of the church is dominated by extensive areas of gravelled parking.



View north from Holbeach Road looking at the entrance into the site (behind the car) with the church spire of St Paul visible in the background.



The northern garden area of the former vicarage showing the well-established ownership/curtilage subdivision with the church.

5. The proposed parking to the front (south) of the former vicarage consists of an extension to the existing gravelled driveway to form a parking area that will only be used during 'office hours' Monday to Friday and not at all on the weekend. In recognition of the comments from Historic England the applicant is prepared to change the gravel finish within the cellular matting to a grass finish, much like the extensive areas of parking in the grounds of Belton House near Grantham. The setting of the vicarage will, therefore, go largely unchanged in the aftermath of the proposed works, with the only change being the parking of cars on the grass matting during office hours.

6. Discussions with the local highway authority have been carried out with a view to reducing/removing the car parking to the front (south) of the vicarage but the advice was that a reduction in the amount of parking available to meet likely demand was unlikely to be met favourably in highway terms. A reduction in on-site parking was also likely to impact on the attractiveness of the proposed practice to future patients.
7. In light of the limited impact on the setting of the heritage asset from the amended parking proposals, it is considered that the impact on the significance of the heritage asset is less than significant and that the harm is outweighed by the wider public benefit of a much-needed dental surgery.

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