

Online Comment

Application H16-0882-25
Location 65 HOLBEACH ROAD SPALDING PE11 2HY
Proposal Change of use from a single dwelling to dental surgery including alterations, additional gravel parking, improvements to existing access and plant shed

Name Greg Watkinson, Principal Conservation Officer
Address Council Offices Priory Road Spalding PE11 2XE

Date Submitted 22-10-25
For/Against Comments

I write to confirm that I have no objections on built heritage conservation grounds to this proposal.

The proposed conversion of this site to use as a dental surgery seeks only extremely minor internal alterations, inclusive of a small amount of additional subdivision of ground floor rooms and 1st floor bathroom using reversible stud walling, the routing of new utilities (namely air, drainage and hot water) from external plant to further rooms, which requires only minor incision into walls, and is proposed as fully reversible.

Exterior alterations include the bricking up of existing garage door opening, the erection of a small plant room lean-to in timber on the rear elevation, as well as the reformatting of the driveway and a portion of the front garden for use as a car park for customers.

None of the proposed alterations risk undue or unjustified harm to the special interest in the listed building. The proposed new subdivisions internally should not remove readability of the original layout and are quite minor in scale, as well as being easily reversible. The proposed utility works bear a negligible impact upon the asset.

Regarding external works; the most major shall be the bricking up of the garage door. There is no value inherent to this portion of the building being used as a garage, and the extant doors appear to be a mid-late C20th affectation. The proposed lean-to is quite modest and features only to rear and lesser elevations. Alterations to the driveway are relatively minor, and do not strip character from the garden setting of the site.

Less than Substantial Harm could be said to be identified in the subdivision of the internal layout and in the erection of the modern timber lean-to. However, I would suggest that the applicants justification for this is clear and convincing in claiming that these works are important to the use of this site as a dental surgery, which would be securing an optimum use for this site, presently unused.

I am therefore satisfied that this application may be approved subject to conditions which require brickwork and mortar to match the existing, and which requires the removal of the proposed timber lean-to and making-good of associated surfaces should the site cease operation as a dental surgery, unless otherwise agreed in writing by the LPA.