

Online Comment

Application H16-0888-23
Location 2 New Road & 1-3 Chapel Lane Spalding PE11 1BS
Proposal Change of Use from Building in Multiple Occupation (9 Rooms) to 5 Apartments and External Alterations (Bentleys Bar and Restaurant at ground floor retained)

Name Jim Bonnor
Address Historic Places Team Lincolnshire County Council

Date Submitted 16-11-23
For/Against Comments

As stated in the application details the proposed development involves alterations to a listed building and other historic buildings which form a group on the edge of the conservation area. There have clearly been considerable previous alterations and repairs to the buildings within the group and, without prejudice to the views of the Conservation Officer, it would appear the proposed alterations and repairs will not significantly affect the historic and archaeological value of the group.

The listed building, No.3, is described as early 19th century in the list description, and the buildings comprising No.2 are of similar proportions. Both properties (originally comprising 3 buildings) show signs of later facades or have been rendered. The removal of the render, as proposed, provides an opportunity to examine the historic fabric beneath, which may reveal information regarding the origin of, and historic alterations, to the buildings.

I recommend that a photographic record of the facades of the buildings is made following removal of the existing render in order to advance our understanding of the significance of the assets. The record should be submitted to the Lincolnshire Historic Environment Record and archived with an appropriate museum. This could be secured through the use of a modification of the standard condition for historic building recording.

NPPF 2023, para 206 states: 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.'