Online Comment

Application	H16-1072-24
Location	THE GRANGE 8 PINCHBECK ROAD SPALDING PE11 1QD
Proposal	Proposed change of use from vacant offices to 3 one bed residential children's care home (C2)

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	17-02-25
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise "Proposed change of use from vacant offices to 3 one bed residential children's care home (C2)".
The Design & Access Statement and heritage Statement accompanying the application identifies the building as a designated heritage asset, particularly within the Spalding Conservation Area. (DLI10607)
The proposed development involves the conversion of and alterations to a Grade II* Listed 18th century town house within the Spalding Conservation Area, known as The Grange.
Only a 5.8% of buildings are Listed at Grade II*, and such buildings are deemed to be of more than special historic or architectural interest.
Conversion is likely to involve alteration to historic fabric and spaces and is fabric may need extensive replacement and repairs. It is therefore beneficial to create a record of the historic fabric prior to any further alteration or demolition.
It is also understood that the historic conservatory to the rear has already been demolished and does not appear to be proposed to be reinstated. Therefore, a thorough record of this important element of the Listed building should be provided.
Conversion will have a significant impact on any surviving original fabric of the building.
Recommendation:
I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.
This will comprise a phased programme of mitigation work including, but not limited to, a level 3 historic building recording of the listed building, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'
This will enable the building to be recorded prior to conversion.
This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).
Finally, considering the Listed Building significance and potential impacts to the setting within the Spalding Conservation Area, the SHDC Conservation officer must be consulted before a decision is made.
With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.
It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.
Fourteen days' notice is required before commencement of any archaeological works.