

## Online Comment

**Application** H16-1089-25  
**Location** BRIDGE FARM HOLBEACH ROAD SPALDING PE12 6JP  
**Proposal** Proposed conversion of existing barns to office use and the development of a padel club on adjacent land

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**Name** Greg Watkinson  
**Address** Conservation Officer

**Date Submitted** 08-12-25  
**For/Against** Comments

I write to confirm that I have no objections to the proposed development. However, it should be noted that the whole site is considered to be a Non-Designated Heritage Asset, but virtue of being listed within the Lincs HER under reference MLI122746.

Whilst the site is an NDHA, it is welcomed that the only proposed demolition is of the later, unsympathetic corrugated agricultural buildings, and the original 19th and early C20th brick built buildings - of value to the site - are proposed to be retained and converted. Nevertheless, I do concur with and mirror the comments provided by my colleagues in the LCC Historic Places Team in requesting a site-wide Level 3 building recording prior to any demolition works.

Otherwise, I am satisfied that the proposal respects the historic fabric and general character of this site and as such, I am confident that the proposal meets the requirements of Policy 29 of the SELLP, as well as S16 of the NPPF.

If approved, in addition to the building recording, I would also suggest the imposition of an external materials schedule condition and details of landscaping to ensure the development's impact upon the associated NDHA is as sympathetic as possible.