

Online Comment

Application H16-1093-23
Location 18-19 Broad Street Spalding PE11 1TB
Proposal Change of use from retail (Class E (a) to mixed use, comprising of ancillary retail, cafe, play space, offices (Class E), Church (Class F1), a community meeting place (Class F2) and food bank (Sui Generis)

Name Greg Watkinson
Address Conservation Officer

Date Submitted 21-05-24
For/Against Comments

I wish to raise no objection to this proposal.

The proposal site is within a prominent portion of the conservation area, and as per the requirements of Policy 29, Section B of the South East Lincolnshire Local Plan (SELLP) confirms that Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting.

In this instance, the application seeks no alterations to the external elements of the building, and as such, the proposal would not risk any material impact upon the conservation area and therefore can be considered to preserve the area by lack of impact.

However, as mentioned in the applicant's planning statement, any proposed future signage should be closely scrutinised and the applicant should be aware that it will be a basic expectation that all such signage should fully meet the standards of high quality signage in the conservation area.