

Online Comment

Application H16-1131-21
Location 38 SPRING GARDENS SPALDING
Proposal Change of use of existing building from dance/fitness studio (class E) to 2 x 1-bed flats and 5 x 2-bed flats (class C3) including the formation of a pitched roof to existing single-storey projection

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Date Submitted 26-11-21
For/Against Comments

The proposed development will involve the conversion of the former Church Institute, which has recently been Listed by Historic England in recognition of its historic and architectural interest. Any conversion project of this nature has the potential to alter the building's historic fabric. The developer's Heritage Impact Statement also makes clear that the proposal will result in the subdivision and concealment of historic spaces and some features. It would therefore be beneficial to make a record of the building's current form prior to any such alterations taking place.

With this in mind I would recommend that, prior to any alteration, conversion or development, the developer should be required to undertake full historic building recording. It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03.

"They [The local planning authority] should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" National Planning Policy Framework, section 16, paragraph 205.