

7-9 Pinchbeck Road Spalding Lincolnshire PE11 1QD

H16-1152-25 & H16-1150-25

18/12/2025

The application site is a Grade II listed building and forms part of a group alongside the Congregational church and Nos 11 and 13 which are building of local interest. In addition, there are several other listed buildings within the immediate setting of the site including, 2 and 4 Pinchbeck Road, 24 and 25 New Road, The Peacock Public House, and The Grange. The Masonic Hall and 8 Pinchbeck Road are also considered as Non Designated Heritage Assets. The site also lies within the Spalding Conservation Area.

The proposal seeks to change the use of the building from two flats to an eight-bedroom HMO. To facilitate this change, the following works have been identified:

- The installation of a large dormer window to the rear elevation
- Internal alterations, including the installation of ensuite facilities to seven of the eight bedrooms, and the conversion of an existing bathroom into a kitchen.
- The removal and replacement of some internal doors and walls.

Currently the Heritage Statement provides only a very brief description of the heritage assets' context and does not meet the requirements of paragraph 207 of the NPPF. It does not explain the buildings significance, what elements are of special interest and what are of lesser interest. The proposal involves internal alterations, including the removal and replacement of doors and walls. However, the Heritage Statement does not assess whether these features are of any historic interest (doors, architraves, skirting etc). For example, no information has been given regarding the age, design or significance of the existing doors. A Heritage Impact Assessment should then explain why each element of the proposal is necessary and what impact it will have on the significance of the listed building.

Similarly, insufficient information has been submitted in relation to the proposed dormer window to the rear elevation. No details have been provided regarding its scale, design, materials, or relationship to the existing roof structure and fenestration. Based on the existing character of the building, a dormer in this location, if supportable, would need to be in materials such as lead and timber. Furthermore, no Heritage Impact Assessment has been undertaken to assess the impact of the dormer on the significance of the listed building itself, or on the setting of the nearby listed buildings, Non-Designated heritage assets, or the wider Conservation Area. The existing roof structure needs to be shown on plan including rafters, collars and purling's.

We note that there are minimal external alterations other than the dormer, but the windows to the rear appear modern and unsympathetic to the buildings character.

Therefore, if the applicant should wish to replace these windows, it is encouraged that the design of these windows be altered to better reflect the character of the building.

The installation of multiple ensuite bathrooms will also necessitate the introduction of additional internal walls, waste pipes and extractor fan. The application fails to explain how these elements will be implemented on and the impact they will have to the building. In particular, it is unclear whether new openings will be required for external walls to facilitate extractor fans, and if so, have these will be designed to minimise visual and physical harm. The full extent of the proposed works have therefore not been clearly identified or justified.

As a result of the change of use, any detail of fire, acoustic, thermal separation and how this effect historic fabric including where fire doors are required

Overall, not enough information has been submitted for the Local Planning Authority to understand how the significance of this heritage asset will be affected by this proposal, as required by paragraph 208 of the NPPF. This comes as a result of the applicant failing to identify the full extent of the works and their impact on the significance of the building as required by paragraph 207 of the NPPF.

If no further information is provided, we recommend that this application be **refused** based on cumulative harm to a listed building, with no public benefit to outweigh this. Though there is less than substantial harm overall, there is a lack of justification and no public benefit to outweigh that harm as required in paragraph 215:

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

If approved, we recommend the following conditions:

- Details of new joinery, doors, including architrave and hardware, and skirting.
- Section of new dividing walls, and how they relate to existing joinery details, including any wall, floor and ceiling insulation and new joinery details.
- Routes for any new waste pipe to exit, and pipes externally, including and details of boxing in internally.
- Full details of the dormer window including materials.
- Location of any new or additional meter boxes, vents or flues.
- Structural calculations for any structural openings.

Kind regards,

Imogen Colenutt

Imogen Colenutt BA (hons) | Assistant Conservation Officer | East Lindsey District Council