



Ms Jennifer Chance  
South Holland District Council  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

Direct Dial: 07823608338

Our ref: L01601788

19 December 2025

Dear Ms Chance

## **Arrangements for Handling Heritage Applications Direction 2021**

**7-9 PINCHBECK ROAD, SPALDING, LINCOLNSHIRE**  
**Application No. H16-1152-25**

Thank you for your letter of regarding further information on the above application for listed building consent. On the basis of this information, we offer the following advice to assist your authority in determining the application.

### **Historic England Advice**

Historic England has concerns with the application due to the insufficient level of detail provided. This prohibits an informed assessment of impact on heritage significance which therefore has the potential to cause harm to the significance of the GII listed building.

The plans provided appear to indicate some staircase alteration or demolition, although it is not clear exactly what is proposed. We recommend that the application is amended to include annotated plans, details of all proposed alterations and demolition, and a heritage impact statement.

### **Policy**

#### **NPPF**

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the



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proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal

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.

## **Recommendation**

Historic England has concerns regarding the application on heritage grounds. We consider that further information should be provided to your Conservation Officer to enable the LPA to make a fully informed assessment regarding heritage impacts.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 207, 208, 215 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



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Historic England

I. Hartley

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*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.*