

Burrell, Becky

From: James Darwin <James@georgiangroup.org.uk>
Sent: 20 December 2025 11:07
To: _planningadvice
Subject: FAO Jenifer Chance: Your ref: H16-1152-25 - Nos 7-9 Pinchbeck Road, Spalding PE11 1QD

Caution: This message originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please forward to Suspicious.Emails@pspsl.co.uk and delete the email.

This message needs your attention

- No employee in your company has ever replied to this person.

Mark Safe

Report

Powered by Mimecast

Dear Jenifer Chance,

Thank you for notifying the Georgian Group of a proposal to undertake alterations to the above grade II listed building which is located within a conservation area. The Group has concerns about these proposals for the following reasons.

No. 7 Pinchbeck Road, Spalding is a mid-eighteenth former dwelling with mid nineteenth century external alterations. The building is presently occupied as two flats which the applicant proposes to convert into an eight room HMO. Whilst the Group has no objection in principle to this proposal, we have concerns about certain aspects of the proposed internal conversion works, and in particular the lack of information to explain in detail the impact of the proposals on the listed buildings' surviving internal features and historic planform. At present the information provided by the applicant fails to meet the minimum requirements set out within NPPF 207. Without additional information we would strongly advise that your authority will not be able to meet the requirements of NPPF 208.

Unfortunately, the Heritage Statement provided singularly fails to assess either the significance of the interiors of the listed building, or the impact of the proposed works of alteration and subdivision upon that significance. The application therefore presently fails to meet the minimum information

requirements set out within the NPPF. For example, the applicant's proposals involve the insertion of new partitions, the blocking of doorways, and the creation of new door openings. No information has been provided however, to explain the impact these interventions would have on surviving historic joinery such as doors, doorcases and skirting, or on surviving decorative plasterwork such as cornices. Where alterations to the roof are proposed, it is not clear if this will involve the removal of elements of the eighteenth-century roof structure or much later fabric.

When making a decision on all listed building consent applications or any decision on a planning application for development that affects a listed building, or its setting, a local planning authority must have special regard to the desirability of preserving the heritage asset or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the special interest of the building, as opposed to keeping it utterly unchanged. This obligation, found in sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1), applies to all decisions concerning listed buildings. Whilst NPPF (2024) 212 directs that – 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

We would respectfully recommend that the applicant withdraws this application until the above issues can be satisfactorily addressed. If the applicant is unwilling to do so, then consent should be refused.

Yours Sincerely

James Darwin (Head of Casework)

The Georgian Group, 6 Fitzroy Square

London W1T 5DX

020 7529 8920

[Support the Georgian Group, become a member | georgiangroup.org.uk](https://www.georgiangroup.org.uk)



The information contained in this e-mail and any files transmitted with it are confidential and intended solely for the use of the individual(s) named. If you are not the named addressee(s) you should not copy, disseminate or distribute this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free since information can arrive late or contain viruses, or be corrupted, destroyed, incomplete, intercepted, or lost. The sender therefore does not accept liability for any errors or omissions in the contents of this message which arise as a result of e-mail transmission. If verification is required, please ask for a hard-copy version.