

Online Comment

Application H16-1152-25
Location 7-9 Pinchbeck Road Spalding Lincolnshire PE11 1QD
Proposal Change of use from 2 flats to 8 bedroom HMO

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Date Submitted 11-05-26
For/Against Comments

The principle of the proposal is considered supportable. The revised Heritage Statement provides an adequate level of detail to comply with paragraph 207 of the NPPF. However, the proposal still lacks a significant amount of essential information. As such, the following conditions are required to ensure that the least possible harm to the Listed Building is achieved.

1) Prior to commencement of works relating to the installation of rear dormer window, a method statement shall be submitted to and approved in writing by the LPA.

Note: Such method statement shall include details relating to; full roof plan highlighting the location of timbers, a level 2 Historic Building Record of the roof rafters (in accordance with the recommendations of the HIA), materials, fenestration and the method of removal of existing external surfaces and installation of new dormer.

Reason: To allow the LPA adequately assess the impact of the proposed works on the LB and to ensure that the character and appearance of the designated asset are conserved. This condition is imposed in accordance with policy 29 of the SELLP as well as Section 12s and 16 of the NPPF.

2) Details of new joinery, doors, including architrave and hardware, and skirting.

3) Section of new dividing walls, and how they relate to existing joinery details, including any wall, floor and ceiling insulation and new joinery details.

4) Routes for any new waste pipe to exit, and pipes externally, including and details of boxing in internally.

5) Location of any new or additional meter boxes, vents or flues.