

To:

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

From:



29th November 2021

Reference: H16-1208-21

Proposal: Single storey extension to rear to provide kitchen, utility and shower room.

Applicant: Ms S Nagga

Heritage Impact Assessment for 60 Westlode Street, Spalding

Further to the above, here is our Heritage Impact Assessment for the above property which you have requested. Our initial planning application was deemed invalid due to the omission of this assessment.

The planning application we have submitted should have negligible impact on the Conservation Area based on the following information:

1. The extension proposed is single storey and being built on a very similar footprint to what has previously been at the property. (See Image 1)
2. The scale, design and materials proposed for the works are appropriate for the development as they will match as closely as possible the current materials of the existing property. The applicant intends the proposal to blend in sympathetically with the existing building surround.
3. The extension is positioned at the rear of the property within a secluded garden which has little or no impact on adjoining properties.
4. The rear of the property is currently in a poor state of disrepair and will benefit from the new extension and improvement to the party wall with No.61 Westlode Street. (See Images 2a & 2b)
5. The benefits to the property will far outweigh any harm because it is creating better living accommodation with minimal impact to nearby properties. The views from the proposed extension are private and do not overlook other properties.
6. To our knowledge there are no archaeological sites or listed buildings within close proximity of the property so it has little historical importance within the Conservation Area.

We have included here some photos for your reference as follows:



Image 1. The rear of the property in 2012 before some of the single storey outbuildings were removed. Only the far portion of this remains (adjoining the main part of the property). The footprint of the proposed extension will be very similar.



Images 2a. The existing rear of the property showing the current state of dilapidation.



Images 2b. The existing rear of the property showing the current state of dilapidation.

We look forward to hearing from you in due course. If you require any further information so that the planning application can be accepted please do not hesitate to ask. Many thanks.

Yours sincerely,

Paul Johnson

[Redacted signature]

On behalf of Ms Samah Nagga.