Online Comment

Application	H16-1302-21
Location	11 MARKET PLACE SPALDING PE11 1SP
Proposal	Internal alterations and conversion from Class E to mixed use Class E/ Class C3 (12 residential units)

Name	Spalding & District Civic Society
Address	36 Park Avenue Spalding Lincs PE11 1QX

Date Submitted	20-04-22
For/Against	Comments

We welcome the detailed proposals to undertake repairs to brickwork, masonry and windows as part of this conversion. We note however, that there are no proposals to clean the brick and stonework on the frontage of the building which would, if undertaken offer a significant and very positive enhancement to this building and the town centre in general. Such works would be in keeping with the requirements of policy 29 of the South East Lincolnshire Local Plan.

We hope that there will be a commitment to retain the ground floor for commercial use, and that the property owner will explore all possible avenues to facilitate such use in these challenging times.

We note the reference to policy 31 of the South East Lincolnshire Local Plan in the design and access statement, but we can not see how the applicant proposes to mitigate the inevitable effects of higher energy usage in this building during evenings and weekends as a result of residential usage. It is not clear whether the heating and lighting systems will be updated in such a way that reduces the usage of fossil fuels. We hope that this will be addressed as part of the detailed designs for this proposal.