Online Comment

Application	H17-0555-26
Location	IVY HOUSE GOSBERTON BANK GOSBERTON PE11 4PB
Proposal	Proposed sun room to rear of dwelling with internal wall removal

---

Name	Greg Watkinson, Principal Conservation Officer
Address	Council Offices Priory Road Spalding PE11 2XE

Date Submitted	24-07-26
For/Against	Comments

I do not wish to object to this application at this stage. However, this application cannot be supported in its current form, as there are a number of small, but important ways in which the design can be improved via an amendment.

Firstly, I believe that the northwestern elevation can and should be brought out to sit flush with the side elevation of the property. As it stands, the proposal seeks to create a relatively awkward building geometry with multiple nooks and angles. By pushing out this elevation, it creates a less visually confused development without compromising on size.

Moreover, I would recommend that the windows be changed from side opening casements with a central meeting rail to a 2 over 2 sliding sash window. During the course of the previous application on site (refused) we discussed how several of the features that the applicant intended to utilise on their proposed extension were inappropriate features borrowed from the 1990s/early 2000s restoration work; this includes the casements which are not period appropriate to this building and less than ideal. I find it doubtful that should that be presented to the LPA today that the LPA would be satisfied by the introduction of such casements into the host building, and therefore, there is no reason, nor justification to permit them to be proliferated into an extension.

Moreover, I will need to see more detail of the proposed coping for the parapet (which should be authentic carved stone or possibly leaded), as well as full details of the proposed rainwater goods. It appears that the applicant proposes to make use of the existing RWGs on the rear elevation, but no details of this system are provided and nor are any elevation details presented for that return elevation - these must be provided.

If the applicant is wiling to make these amendments, and provide these details, then dependent on the nature of these provisions, I could support such a proposal. Without, I will have to recommend that the application is refused on design grounds and failure to give due regard to the conservation of the asset and its setting.

The case officer should also be minded that the applicant has not provided full details of materials at this stage. This is not necessarily an issue, but the applicant should be reminded that only the highest possible quality of materials will be acceptable - this will mean reclaimed and/or matching brick, lime mortar, and a leaded flat roof (GRP will not be accepted).