

Online Comment

Application	H21-1250-21
Location	Land West of 1 East Road Tydd Gote Wisbech
Proposal	Proposed Demolition of Existing Office and Erection of 2 x 1 bed dwellings

Name	Greg Watkinson
Address	Conservation Officer

Date Submitted	07-12-21
For/Against	Comments

From a conservation perspective, i wish to raise no objections to the principle of this development. The structure it is proposed to be demolished is relatively recent, having been constructed in the 1st half of the 20th Century, and is of no historic or aesthetic value to the conservation area.

In general, the proposed design of the properties is relatively simple, although it does match similar properties immediately adjacent and within the wider area. However, I note that the applicant has indicated that UPVC windows and doors and concrete roof tiles will be used - this is unacceptable within a Conservation Area setting, particularly in relation to development which would be so readily visible from the public realm, and is at odds with the character of surrounding development. The applicant should be required to make use of vernacular materials, particularly via the use of timber windows and doors and traditional roofing materials, in order to allow the proposal to respect the local character and setting through the use of appropriate materials, as is a requirement of Policy 29 of the South East Lincolnshire Local Plan (2019).

Otherwise, the officer should continue to consider this application in accordance with the requirements of Policy 29 of the SELLP (2019) as well as Section 16 of the National Planning Policy Framework (2021), along with any other standard considerations.