Online Comment

Application	H22-0337-25
Location	Oakleigh House 3 Pinfold Lane Weston PE12 6JW
Proposal	Single Storey Rear Extension to Form Dining Room & Internal Alterations

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Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	23-05-25
For/Against	Comments

I write to object to this application.

3 Pinfold Lane is a Grade II listed building. As such, the LPA has a responsibility, per Section 16 of the NPPF to afford great weight to the asset's conservation.

Policy 29 of the SELLP confirms that "Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting."

The proposed rear extension is an unconvincing affectation of a traditional style of architecture, namely, attempting to achieve a georgian style parapet orangery and appears to clash significantly in style, in an unsympathetic manner, particularly with the later rear wing of the building to which it is proposed to attach.

Moroever, materials proposed for the flat roof and rainwater goods are modern synthetics and not at all commensurate with the expectation of use of traditional and sympathetic materials within the context of graded buildings.

The proposed replacement side conservatory is satisfactory and would mark a significant improvement over the existing, modern plastic roofed unit.

I would recommend that the applicant be required to amend the application to remove the request for the rear extension, allowing for the replacement conservatory to be approved. If the applicant does not agree and is not open to significant design revisions to the rear proposed extension, I recommend the application be refused.