Online Comment

Application	H16-0818-24
Location	38 Spring Gardens Spalding PE11 2XL
Proposal	Details of arrangements for public and/or private refuse/recycling collection and details of boundary treatments including schedule of walling, railing & fencing levels, heights and materials (Conditions 9 & 12 of H16-1131-21)

Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	18-11-24
For/Against	Comments

The existing Dutch barn on site is considered to be a non-designated heritage asset (NDHA). Owing to its NDHA status, it is vitally important that the building is preserved, if possible. This is supported by Para. 209 of the National Planning Policy Framework (December 2023) (NPPF), which confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of non-designated heritage assets.

I therefore fully support the proposal to retain, convert and therefore find an appropriate viable alternative use for the NDHA, and am satisfied that the proposal as presented would satisfactorily preserve the NDHA, such that I raise no objections.

However, in order to ensure that the structure is capable of accepting the proposed works, I would suggest that the applicant be required to provide a full, detailed structural assessment of the extant structure and the proposed works in relation to it. This ensures that either the works, if approved, would not risk the survival of the NDHA, or that a precedent of residential use of the site is not established if the extant NDHA is not capable of proper conversion. This also would assist in satisfying the specific requirements of Policy 23 of the SELLP in ascertaining whether the site is capable of conversion without significant alteration.