Online Comment

Application	H02-0003-21
Location	105 NORTH STREET CROWLAND PETERBOROUGH PE6 0EG
Proposal	Convert 105 North Street into 2 dwellings with the addition of further dwelling to the rear.

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Date Submitted	02-02-21
For/Against	Comments

The proposed development is situated on one of the principal historic streets within the designated Crowland Conservation Area. From a preliminary inspection the existing house appears to be more complex and could be older and more significant than is indicated in the Heritage Statement. For instance the southern gable end shows indications of multiple phases of construction. It should also be noted that secular stone buildings are rare within the fens as there is no natural building stone here, and it was usually reserved for the most high status buildings such as churches and manor houses.

The Heritage Statement provided does not include any consideration of the potential archaeological impacts of the proposed development, despite it being located within the medieval town centre. This site appears to be a historic burgage that may originally have extending from North Street to the back lane behind, where an access still survives. This could indicate that the plot has been developed since the town's medieval origins, with the potential for remains to survive here from activity throughout the town's history, which could be impacted by new development.

Insufficient information is therefore available at present to enable the local planning authority to make any reasoned decision on the impacts of this proposal on the historic environment. It is recommended that the developer be required to provide a more detailed Heritage Statement produced using appropriate expertise where necessary. It should include proportionate consideration of the significance of both above and below ground heritage assets that may be affected by the proposal. Whilst there is already some consideration on the impacts of the proposal on the setting of nearby heritage assets, there is currently insufficient information on the significance of the host dwelling itself, which it is proposed to convert and extend, and how this significance will be affected by the proposed development. Policy 29f of the South East Lincolnshire Local includes full details of what information should be provided.

"Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary." - National Planning Policy Framework, section 16, paragraph 189.