

Online Comment

Application H02-0430-18
Location 2 West Bank Crowland PE6 0HP
Proposal Replacement dwelling - re-submission of H02-1151-17

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Street LN1 1XX

Date Submitted 25-05-18
For/Against Comments

The site of the proposed development is surrounded by the Crowland Conservation Area on three sides, and crucially is situated in a visually sensitive location at the main entrance to the town from the river, at the end of the attractive tree lined causeway and lake. Upon mounting the West Bank at this point visitors on their way into town are afforded their first views across historic Crowland and the Grade I Listed abbey at its core. Such elevated views are rare in the low lying landscape of South Holland, particularly from a well-used footpath such as this, and must be preserved in order for the town's history to be appreciated by both locals and visitors alike.

These revised proposals are in the view of this office worse than those previously submitted because of the second storey's greater impact on the town's historic environment.

These include the harm caused by such a large unsympathetic box-like house to the setting of the neighbouring conservation area, and the blocking of views the proposed development could cause. National Planning Policy states that "significance can be harmed or lost through alteration or destruction of the [designated] heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification" (section 12, paragraph 132). The creation of a single dwelling house is not sufficient justification.

Secondly the proposed development would harm the setting of the Grade I Listed Crowland Abbey, which warrants special consideration under the Planning (Listed Buildings and Conservation Areas) Act 1990: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any special architectural or historic interest which it possesses" (66.1). The abbey's setting includes the wider town, and surrounding landscape over which it remains the dominant feature. The emerging South East Lincolnshire Local Plan also underlines the Council's policy of protecting significant historic views such as this (Policy 26 C).

On this basis I recommend that the local planning authority refuse permission. Further to this I recommend that the Council consider revising its boundary of the Crowland Conservation Area to fill in the gap where this site is located in order to better protect the contribution it makes to appreciating the town's historic significance.