

Online Comment

Application	H02-1272-21
Location	THE ROYAL BRITISH LEGION CHAPEL STREET CROWLAND PE6 0AR
Proposal	Change of use from British Legion Club to child nursery, function halls and 3 flats above

Name	Ian Marshman, Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	20-12-21
For/Against	Comments

The proposed development involves the conversion, alteration and partial demolition of a historic former non-conformist chapel. It was built in 1862 on what was then the edge of the town of Crowland, originally as a Primitive Methodist Chapel. A new Sunday School was added to the rear in 1903, with the names of donors inscribed on foundations stones visible on the elevation facing Chapel Street (which also gets its name from the building). The chapel closed in 1938, and has for many years until its recent closure been used as a Royal British Legion hall.

The building is recorded in the Lincolnshire Historic Environment Record and can be considered a Non-Designated Heritage Asset in the terminology of the National Planning Policy Framework. It is a prominent building in the street scene and although it has seen some localised unsympathetic alterations it remains a building of local architectural, historical, and communal interest.

The building's heritage significance is not considered in the present application, which has not been produced in accordance with the National Planning Policy Framework (section 194) or the South East Lincolnshire Local Plan Policy 29f. The latter requires development proposals to:

- "1. identify all heritage assets likely to be affected by the proposal;
2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset."

As the building's significance has not been considered in the proposed development there may be the potential opportunities to enhance and better reveal its significance, such as by reopening existing blocked window openings. It is therefore recommended that the developer consult the Local Planning Authority's Conservation Officer to explore this.