

Online Comment

Application H03-0260-24
Location Blue Bell Inn Main Road Hop Pole PE11 3HL
Proposal Redevelopment of site to include demolition of a C3 residential dwelling (former Public House), erection of 4 two bedroom dwellings, 5 residential static homes, existing 9 pitch caravan site to be retained, conversion and extension of village hall to provide supermarket, restaurant and associated car parking

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
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Date Submitted 01-08-24
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise Redevelopment of site to include demolition of a C3 residential dwelling (former Public House), erection of 4 two-bedroom dwellings, 5 residential static homes, existing 9 pitch caravan site to be retained, conversion and extension of village hall to provide supermarket, restaurant and associated car parking. The applicant has not provided an assessment of archaeological/heritage potential for the site as required in the NPPF (paragraph 200).

The former public house is a non-designated heritage asset included within the HER: Building record MLI126298 - The Blue Bell, Hope Pole, Deeping St Nicholas. Public House. Rendered painted one/one and a half storey brick building, under a steeply pitched gabled tile roof. Three dormers. Three gable stacks. White's 1872 Trade Directory lists John Eady as victualler of the Blue Bell. The Blue Bell doesn't appear in the 1856 Directory, but a pub called the Bell is run by a William Taylor - this may be the same establishment.

The building is of special importance to the local area/community due to its former function and its historical location/significance (along one of the main routes to and from the coast). Also, it is visible in the Ordnance Survey Second Edition (1888-1913) map.

Public houses, especially those from the 19th century, often serve as tangible links to the past, reflecting the social and cultural fabric of their communities, including the daily lives, customs, and social interactions of local people during that period.

19th-century public houses in Lincolnshire hold local significant heritage value by preserving the social and cultural history of the area, making them an important heritage asset for both current and future generations.

Recommendation:

I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of mitigation work including, but not limited to, a level 4 historic building recording of the former public house, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

This will enable any remaining original fabric of the former public house which currently survives on this site to be recorded prior to the demolition.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).

Finally, considering the change of the immediate historic area, building significance and potential impacts/harm upon the setting of the village and, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Fourteen days' notice is required before commencement of any archaeological works.