

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 Greg Watkinson
Address Conservation Officer

Date Submitted 29-10-24
For/Against Comments

The building in question is a clear example of a Non-Designated Heritage Asset (NDHA), being identified and listed within the County Council Historic Environment Record under reference MLI126298 - The Blue Bell, Hope Pole, Deeping St Nicholas. The case for this building being considered an NDHA is therefore evidently strongly supported by archival records.

It is true that the property has been substantially altered in recent decades to the degree that a large portion of the appeal of the property has been negatively influenced by change. Para. 209 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, and that when a proposal would affect such an asset, a balanced judgement will be required having regard to the scale of any harm or loss. P29 of the SELLP requires the LPA to ensure that all proposals 'conserve and enhance the character and appearance of Non-Designated Heritage Assets).

Demolition of this building would appear to result in the total loss of the NDHA. I would therefore suggest that the onus is upon the applicant to offer a clear and convincing justification of the proposal which sought to convincingly establish why demolition is necessary and the extant building cannot be retained and potentially incorporated into a wider scheme rather than simply being demolished. As this has not been provided, and therefore the proposal would appear to have an unacceptably harsh impact upon the historic environment by virtue of total loss of a NDHA, the application as currently presented fails to satisfy the requirements set forth under P29 of the SELLP and S16 of the NPPF.