

Online Comment

Application	H04-0074-18
Location	GENESIS RESIDENTIAL HOME 2 STATION STREET DONINGTON PE11 4UQ
Proposal	Rear two-storey extension to existing residential home, re-submission of H04-1128-16

Name	Ian Marshman
Address	Lincolnshire County Council Places Team Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	29-01-18
For/Against	Comments

The proposed application is for a large two story extension at No. 2 Station Street, which has been designated by South Holland District Council as a building of historical interest and recorded on its Local List. It is a good example of this style of building from the Victorian period and is well preserved with minimal alterations to its original construction. The building is also a prominent one within the Donington Conservation Area, making a positive contribution to the historic street scene as viewed from the Market Place and Station Street.

The proposed extension is an improvement on previous designs and attempts to respect the setting of the locally listed building through its materials and detailing. The removal of the modern fire escape which presently detracts from the character of the building will also serve to enhance this heritage asset and the conservation area, particularly as viewed from the Market Place.

It is unfortunate that this office does not appear to have had the opportunity to comment upon the previous application H04-1128-16. However, I reiterate the previous recommendations by this office from 20004-06 that an extension on this site has a high potential to destroy buried archaeology, given its proximity to the core of the medieval village. Development on adjacent sites have also recently revealed medieval and post medieval remains, including stratified deposits, artefacts and waterlogged remains.

Therefore it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03.

"They [The local planning authority] should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible." - National Planning Policy Framework Section 12, para 141.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.

Please ask the developer to contact this office and we will prepare a brief for the works.