

Online Comment

Application H08-0175-19
Location 30 HIGH STREET GOSBERTON SPALDING PE11 4NW
Proposal Conversion of semi-detached house into two 2 bed houses

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

Date Submitted 27-03-19
For/Against Comments

The proposed development involves the division into two units of No. 30 High Street in Gosberton, a locally significant non-designated heritage asset, involving a number of alterations. The building is recorded in the Lincolnshire Historic Environment Record as having been identified as being of historic interest and sufficient preservation by South Holland District Council to warrant inclusion in its local list.

At present there is insufficient information available with which to be able to make any reasoned decision regarding the impacts of the proposal on this heritage asset. The heritage statement submitted has not been produced in accordance with the National Planning Policy Framework, which states:

"local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary." -NPPF, section 16, paragraph 189.

The level of detail is insufficient to understand the significance of the heritage asset. For instance the heritage statement is unclear how old the building is. Phrases such as "there does not appear to be any significant heritage features or history related to the building, or the surroundings dwellings, which seem a mix of older cottages and brand new developments" appears to indicate a lack of appropriate expertise or limited research, rather than a lack of significance.

From an initial external inspection it seems likely that No. 30 and No. 32 were originally one property, which have at some point been divided up into smaller units. The porch to No. 32 being built of similar brick to No. 30, and positioned centrally to unify the two phases of building and give a degree of symmetry. No. 32 looks to be of at least 18th century date, so it is concerning that the heritage statement appears to indicate that neither the building itself nor its surroundings are historic.

Without more detail it is difficult to know to what extent these proposals would harm the building's historic fabric, and the setting of the adjoining No. 32, which has also been identified for inclusion in the local list by SHDC.

It is recommended that the developer is required to revise their heritage statement, using appropriate expertise where necessary, so that it properly describes the significance of the building and its setting, the impact the proposed works will have, and how any harm caused can be mitigated.