

Online Comment

Application H08-0886-26
Location The Old Packhouse Cheal Road Gosberton PE11 4JF
Proposal Demolition of commercial offices and replacement residential dwelling

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 13-10-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF HE5.

The proposal comprises the 'Demolition of commercial offices and replacement residential dwelling, involving the complete demolition of the existing building and its replacement with a new dwelling.

The existing building proposed for replacement may form part of MLI122543: Elm Farm, Gosberton, a partially extant 19th-century farmstead. This should be confirmed through the submission of sufficient information to assess the significance of any affected heritage assets and the impact of the proposed development, in accordance with NPPF policies HE5(1) and, where applicable, HE7(2) and HE10(1)(b).

The proposal may result in the total loss of the non-designated heritage asset. Insufficient justification has been provided for this loss, including why the building cannot reasonably be retained, repaired or reused, or how the benefits of the proposal would outweigh its loss.

Recommendation:

Currently there is insufficient information to assess the significance of the potential heritage asset and the justification for its loss. Therefore, we recommend that the applicant provide a proportionate Heritage Statement addressing these matters. The statement should be prepared by a suitably qualified and experienced heritage professional.

This is in accordance with NPPF (2026) Policy HE5.1, which requires proposals affecting heritage assets to be accompanied by an assessment of their significance and the potential effect of the proposal on that significance. As the proposal could result in the total loss of a non-designated heritage asset, the assessment should also demonstrate how the proposal addresses the requirements of Policy HE7.3.