Online Comment

Application	H08-0964-21
Location	Duke Of York 106 Risegate Road Gosberton Risegate PE11 4EY
Proposal	Demolition of public house and outline permission for residential

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Date Submitted	06-10-21
For/Against	Comments

The proposed development involves the demolition of a historic public house, the Duke of York Inn, which may be considered a non-designated heritage asset in the terminology of the National Planning Policy Framework.

The Duke of York Inn has been recorded since at least 1820, when it was mentioned in the Stamford Mercury on Friday 07 July. Historically it was also associated with the nearby Surfleet Brewery run by the Smith family until its sale to Batemans of Wainfleet in 1951. Although it is understood that the building has suffered a lack of maintenance and there have been some unsympathetic alterations in recent years it is clearly of traditional construction. It is understood that the inn is at least 200 years old and has contributed to the social history of the village during this period.

Historic inns such as this are an important element of the Lincolnshire landscape and contribute to the character and local distinctiveness of fenland towns and villages, providing evidence of rural industry and social life which have now largely disappeared. Many such historic inns are increasingly threatened with demolition and conversion as they become redundant.

If the local planning authority is minded to grant permission we would recommend that, prior to any demolition or development, the developer should be required to undertake historic building recording. This should be according to a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook) to be agreed with, submitted to and approved by the local planning authority. This should be secured by South Holland District Council's Standard Condition's 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted." National Planning Policy Framework, section 16, paragraph 205.

A brief can be produced by this department which will lay out the details above. Please ask the developer to contact this office for further details.