Online Comment

Application	H09-0316-23
Location	THE VICARAGE CHURCH WALK HOLBEACH PE12 7DT
Proposal	Part change of use to include events venue including temporary siting of marquee

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Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	09-06-23
For/Against	Objections

The site is within the Conservation Area for Holbeach (HCA) and whilst not listed, the property is considered to be a Non-designated Heritage Asset and is also on SHDC's list of 'Buildings of Local Heritage'. Therefore, as set out under Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) it is right to expect a degree of consideration to be afforded to the impact upon the heritage value and aesthetic contribution to the wider setting of the host property.

With this in mind, and as mentioned above, I do not wish to raise objections to the built heritage aspect of this proposal. The unfixed and non-temporary nature of the proposed marquee would not have any tangible or permanent impact upon the visual appreciation of this non-designated heritage asset, nor that of the adjacent Grade I listed All Saint's Church.

However, the adjacent All Saint's Church is a grade I listed building with an associated graveyard. In their 2008 document, 'Conservation Principles', Historic England (then English Heritage) defined what could be considered to be the values by which heritage significance could be measured. Amongst these 4 'values', 'Communal Value' asserts that heritage value can be considered to be derived from the emotional or symbolic importance of sites such as war memorials, burial grounds, places of worship, etc. It is therefore important to consider that an atmosphere of relative and reasonable quietness within which users of the church and graveyard adjacent are afforded quiet contemplation and reflection, is vitally important to the communal value of the Grade I listed asset. Taking this into account, and with a mind towards Policies 2 (sections 6 and 8) and 29 (Section A, Subsection 3), I feel that the noise which one would reasonably expect to be generated during sociable hours by a venue used for parties/celebrations as proposed would represent an unacceptable impact upon the specific use of the neighbouring land by means of noise generation. This, by extension, would harm the communal value of the adjacent Grade I listed building, damaging the significance of the asset (breaching both Policy 2, Section 8 as well as Policy 29, Section A, Subsection 3 of the SELLP.
I, therefore, wish to object to this proposal on principle.

The case officer should therefore continue to consider this application in accordance with Policy 29 of the SELLP and S16 of the NPPF as well as all other relevant planning policy and guidance considerations.