

Online Comment

Application H11-0388-25
Location 39 & 43 West Street Long Sutton Spalding PE12 9BN
Proposal Proposed change of use of existing buildings to form 2 HMO's and 1
bedsit

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

Date Submitted 23-05-25
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise 'Proposed change of use of existing buildings to form 2 HMO's and 1 bedsit'.

The heritage Impact Assessment accompanying the application identifies the listed buildings significance (National Westminster Bank and Brenchley House), its designation and its location within Long Sutton Conservation Area as well as the impact of the proposed alterations. The identified impacts have been assessed as less than substantial in the HIA. Although the submitted Heritage Impact Assessment provides relevant information, it underestimates the extent of the potential impacts. These are more clearly outlined in the submitted Schedule of Works (March 2015), which includes actions such as: 'Block up door opening[-]', '[-]making good and decorate existing walls, floors and ceilings.' (without specifying what "making good" entails), 'Construct new studwork wall[-]', '[-]remove existing walls[-]' and 'Break out wall[-]' The document also states that 'where works are proposed, every attempt will be made to minimise the loss of historic fabric,' thereby acknowledging the likelihood of such loss.

Recommendation:

I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of mitigation work including, but not limited to, a level 3 historic building recording of the listed buildings, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'

This will enable the buildings to be recorded prior to conversion, alterations and refurbishment. No below ground archaeological works are required.

A Level 3 Historic Building Record (HBR) should be undertaken by a qualified heritage professional, such as a heritage consultant, buildings archaeologist, or architectural historian, with expertise in recording and analysing historic structures. The work should be carried out by specialists from recognized archaeological units, consultancies, or chartered surveyors with heritage expertise. It is recommended that the appointed professional be a member of a relevant body such as the ClfA (Chartered Institute of field Archaeologists) or IHBC (Institute of Historic Building Conservation).

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).

Finally, considering the Listed Buildings significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.

Fourteen days' notice is required before commencement of any works.