

Online Comment

Application H11-0508-20
Location Rear of 15, 17 & 19 Market Street Long Sutton Spalding PE12 9DD
Proposal Proposed residential development comprising 4 dwellings

Name Ian Marshman - Historic Environment Officer
Address Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted 15-07-20
For/Against Comments

This application has not been produced in accordance with the National Planning Policy Framework (section 16, paragraph 189) or the South East Lincolnshire Local Plan Policy 29 (b & f) regarding development proposals affecting heritage assets and conservation areas.

The proposed development is situated within the designated Long Sutton Conservation Area, close to a number of designated and non-designated heritage assets. However, the developer's "Heritage Impact Assessment" does not identify or assess the significance of heritage assets nearby or the contribution made by their setting, and there is no evidence that the Historic Environment Record has been consulted as required by the NPPF (189). As the assessment has not been produced using the available evidence, it cannot adequately assess the potential impacts of the proposal on designated and non-designated heritage assets.

No justification has been provided for why the present application proposes a new design from that previously approved, which was agreed with the conservation officer in order to reflect and respond to the timber warehouse that permission was granted to demolish, in light of its poor structural condition. It is not clear how the revised design relates to the special architectural and historic interest of the surrounding conservation area in its choice of form, detailing or materials. With windows and doors of UPVC in modern forms, and domestic gabled porches and Juliette balconies giving the appearance of a modern terrace rather than a converted historic warehouse.

Having carried out a site visit it is clear that the proposed building would be prominent in views of the Grade II Listed 21 Market Street next door and the locally listed (but non-designated) 15-17 Market Street within whose curtilage this development is situated, as well as from Bull Lane. The previously approved plans included a lower detached building on the Bull Lane side, but the current proposals would appear to stand much taller than the locally listed 19th century terraced housing at 2-6 Bull Lane, particularly when combined with the difference in ground level.

Recommendation: this office recommends that this application not be considered further until sufficient information has been provided to enable the local planning authority to make a reasoned decision on the proposal's potential impacts on designated and non-designated heritage assets.

The revised heritage impact assessment should be produced using appropriate expertise where necessary with reference to the available evidence in the HER, although the level of detail should be no more than is needed for the local planning authority to make a reasoned decision on the potential impacts on the historic environment.

It should include the information detailed in local plan Policy 29 (f):

- identify all heritage assets likely to be affected by the proposal;
- explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
- provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits.