

Online Comment

Application H11-0753-19
Location 22 MARKET STREET LONG SUTTON SPALDING PE12 9DF
Proposal Remove chimney stack, replace beams supporting ground floor (to allow increased floor to ceiling height in basement), alteration to existing window openings, replacement of windows, demolish single-storey rear extension and erect new single-storey rear extension

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Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 21-08-19
For/Against Comments

This application involves a number of alterations and changes to a Grade II Listed building. However the present application has not been produced in accordance with either the National Planning Policy Framework (section 16, paragraph 189) or the South East Lincolnshire Local Plan (Policy 29), with insufficient information provided on the impacts of the proposals on this designated heritage asset. The heritage impact assessment submitted is wholly inadequate, and appears to mirror the general information already provided in the Design & Access Statement.

The NPPF states that developers are required to "describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary" paragraph 189.

The Local Plan also requires that: "where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal;
 2. 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;
 3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
 4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
5. Reasoned Justification

No description of the significance of the Grade II Listed building has been provided, and the application lacks detailed explanation and justification for the specific works proposed (particularly removal of the chimney and alterations to floor levels and windows), and how they have been designed to minimise harm to the designated heritage asset's significance.

At present insufficient information has been submitted to enable the local planning authority to make a reasoned decision on the impacts of these proposals on a designated heritage asset. It is recommended that the applicant be required to provide this information in the form of a proportionate heritage impact assessment.