

Online Comment

Application H13-0202-21
Location AUSTENDYKE HALL AUSTENDYKE ROAD WESTON HILLS PE12 6BZ
Proposal Internal alterations to galley kitchen, breakfast room, family room and bedroom 8 and alterations to fenestration on rear (north) external wall

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Date Submitted 10-03-21
For/Against Comments

The proposed development involves a number of alterations to the Grade II Listed Austendyke Hall, which dates from mid-18th century.

The Heritage Impact Assessment provided does not describe the significance of the building or the features it is proposed to alter, which is not in accordance with the requirements of paragraph 189 of the National Planning Policy Framework or the South East Lincolnshire Local Plan Policy 29f. Historic England's guidance on the production of Statements of Heritage Significance such as this makes clear that what is required is an impartial assessment of a building's significance to inform the local planning authority's decision making. <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>

The Heritage Impact Assessment suggests that the winder staircase it is proposed to remove "appears to be a more modern addition", but at present no evidence is provided to support this and its significance is not considered. The proposals also involve removing an internal wall, and the widening of an existing opening with the loss of a sash window on the rear elevation in order to insert modern bi-fold doors. Yet there is no assessment of how the features to be lost contribute to the building's significance. Nor is there consideration of what impact the proposed modern interventions will have on the significance of the Listed building, which the local planning authority is required to have 'special regard' for preserving (Planning (Listed Buildings & Conservation Areas) Act 1990).

It is recommended that the developer is required to update the heritage impact assessment in line with Historic England's best practice guidance to include a proportionate assessment of the building's significance. It should also contain the information required in development proposals affecting heritage assets by the South East Lincolnshire Local Plan Policy 29f:

"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."