Online Comment

Application	H14-0219-22
Location	THE BELL INN 33 CHURCH STREET PINCHBECK PE11 3UB
Proposal	Conversion of the ex-Bell Public House into six flats and the development of nine detached bungalows to the rear

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Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted	25-03-22
For/Against	Comments

This office welcomes proposals to retain and convert the historic Bell Inn, which is a non-designated heritage asset that contributes to the Pinchbeck Conservation Area.

The application includes a detailed report on the building's significance by Jonathan Biggadike. This has also demonstrated that internally the inn's historic features and character have been heavily altered with little of significance surviving. Therefore, we would recommend that no further historic building recording should be required in association with the present applications, as the report already produced is sufficient as a record of the inn.

The Bell Inn and its former paddock are also located in an area of archaeological interest, close to the medieval parish church and within the historic settlement core of the village of Pinchbeck. We would therefore support the recommendations of the developer's Desk-Based Heritage Impact Assessment that an archaeological trial trench evaluation should be required prior to determination, because of the high potential for as yet unrecorded medieval remains to survive in this central position within the medieval settlement adjacent to the parish church.

The evaluation should consist of trial trench excavation and should provide sufficient information to enable the local planning authority to make a reasoned decision regarding the potential impacts on below ground heritage assets of archaeological interest.

"Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" - NPPF, 194.