

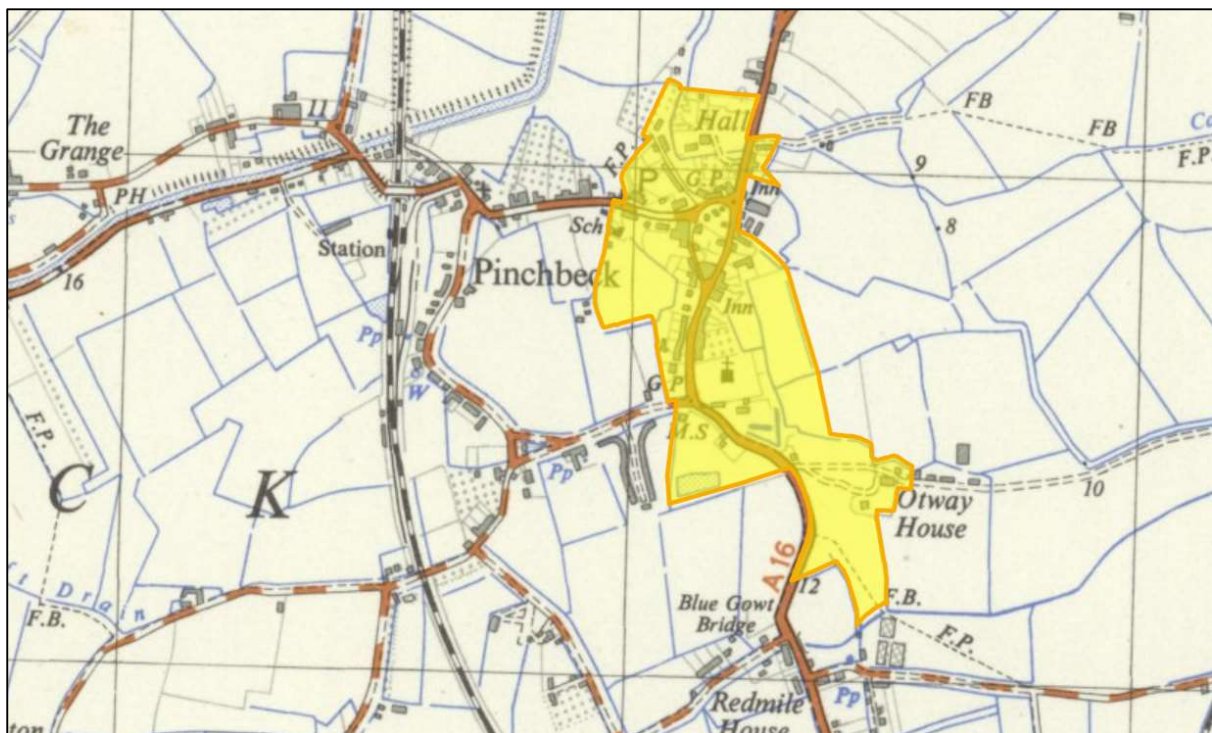
Heritage Impacts

The property is located within Pinchbeck Conservation Area. It is therefore appropriate to establish the significance of this asset and to consider the impact of the development on its setting in heritage terms. This satisfies the requirements of **Section 66 (1) and 72 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990** and the **NPPF**.

The **NPPF** requires local authorities to consider the impact of development upon heritage assets and to weigh up whether harm would be caused. It sets out that when considering the impact of a proposal on the significance of a heritage asset great weight should be given to the asset's conservation and that where a proposed development would lead to substantial harm to the heritage assets permission should be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve a substantial public benefit. It goes on to state that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits including where appropriate securing its optimum viable use and that in weighing up applications which directly affect a non-designated heritage asset a balanced judgment will be required having regard to the scale of any harm or the loss and the significance of the heritage assets.

Local Plan Policy 29: The Historic Environment sets out that development proposals should conserve and enhance the character and appearance of designated and non-designated heritage assets. Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting.

The Pinchbeck Conservation Area





75 Church Street

No 75 Church Street falls just within the Conservation Area boundary. To the immediate south is contemporary, C20 suburban housing as illustrated below.



To the north are a number of late C19 and mid C20 properties which have been subject to significant alteration as illustrated in the image below.



No 75 Church Street dates from the mid C20 and was originally constructed as a car repair garage. It has had a number of subsequent commercial uses including office and showroom (application reference H14-0545-06) and falls within Use Class E.

The above images clearly demonstrate that the application building, given its significant set back from Church Street, is not readily visible within the street scene. This setback prevents any harm to the setting of the Grade I Listed Church of St Mary to the south or to the setting of the Grade II Listed Pinchbeck Hall opposite to the west given the extensive tree cover to the frontage of that property.

The application building itself does not make a positive contribution to the character of the Conservation Area due to its flat roofed design, fenestration detailing, rendered finish and its hard surfaced forecourt which is in a poor state of repair.

The application proposes improvements to the forecourt, the introduction of an active, contemporary frontage and an overall 'refresh' of this tired site that represents a significant public benefit to the local community. Given the commercial appearance of the building and its setback from Church Street the proposed roller shutter is considered appropriate within the site context and will not cause undue harm the character or appearance of the Conservation Area. The condensing units are obscured from any public view and would similarly cause no harm.

Overall, it is considered that any harm to the character and appearance of Pinchbeck Conservation Area would be at the very low end of less than substantial harm. The proposal thus accords with Development Plan policy and the NPPF.