Online Comment

Application	H14-0758-18
Location	8 SPALDING ROAD PINCHBECK SPALDING PE11 3UD
Proposal	Proposed repair works

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Date Submitted	06-08-18
For/Against	Comments

This office is pleased to see proposals to conserve the Grade II Listed Old Rectory and its Listed former stables and trap house, which particularly in the case of the latter have now been deteriorating for some time.

The former stables and trap house (referred to as curtilage building in the application) have previously been subject to a programme of historic building recording in 2009, which concluded from a visual inspection that the roof timbers and structure is of original eighteenth century construction. Therefore, if during the course of the proposed repairs any timberwork has to be replaced, it should be recorded prior to disposal in order that any historical evidence they contain such as carpenters' marks and tool marks can be recorded before they are lost.

The same would apply should it be necessary to replace roof timbers in the Old Rectory itself, where there is no evidence available regarding the age of the surviving timbers, although we note that permission was sought to replace some elements during a previous restoration campaign in 2003, when the slates were again removed/replaced (H14-0388-03).

In order for such a record to be made and a report produced, it is recommended that suitable condition/s be added to the grant of permission, which are actionable only in the event that such removal of roof timbers is found to be necessary during the course of the works.

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible." National Planning Policy Framework revised July 2018, section 16, paragraph 199.