

Online Comment

Application H14-0781-23
Location BRIDGE HOUSE NORTHGATE PINCHBECK PE11 3SE
Proposal Proposed Replacement Dwelling

Name Greg Watkinson
Address Conservation Officer

Date Submitted 08-09-23
For/Against Objections

I write to confirm my objections to this proposal as presented.

The proposal site is situated on the opposite side of the road to the Grade II listed. Whilst minor proposals on this site could be considered to have no appreciable effect upon the setting of the listed building, the proposal to remove an existing property and build a larger property in its stead can be considered to risk the potential of a major impact upon the listed asset's setting.

Therefore, this proposal should be governed under Policy 29, Section A(3) of the SELLP. Which states that "Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building."

In this instance, I do not feel that this proposal satisfactorily meets this test. The proposed design of the replacement dwelling is incongruous, and I believe represents a major overdevelopment of the site, which would have a negative resultant effect upon the appreciation of the nearby listed heritage asset, meaning that this proposal fails to either 'preserve or better reveal the significance of the listed building.'

Furthermore, Policy 22 of the SELLP, which covers the replacement of dwellings in the countryside states, under Section 3, that such proposals shall only be supported where "the original building is not of architectural or historic merit and is not capable of repair". The extant building is an attractive example of its type that fits well into the surrounding character and setting. I cannot see that the applicant has provided evidence to suggest that the building is beyond repair. As such, I would therefore question whether this proposal breaches Policy 22, Section 3 of the SELLP.