

Online Comment

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

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Date Submitted	10-10-23
For/Against	Comments

This section offered comments on a previous proposal to erect a replacement dwelling on this site (H14-0989-22) and the tenets of this advice still stand. The building proposed for demolition is of traditional construction and appears to be relatively un-modernised. It is recorded on the earliest historic mapping from the 1880s, although a building also appears to be shown here on the 1815 Ordnance Survey drawings held by the British Library. Bridge House is therefore likely to be at least 140 years old and can be considered a non-designated heritage asset.

The developer has provided no information on the building's significance and nor is any justification provided for its demolition and replacement with a new dwelling. This is not in accordance with the National Planning Policy Framework (section 16, paragraph 194) or the South East Lincolnshire Local Plan (Policy 29F). On initial inspection the asset would appear to draw significance from its relationship to surrounding listed buildings and in its archaeological and architectural value.

In addition to the building itself, the site is also situated within an area of archaeological potential. Opposite Bridge House to the north side of North Gate an archaeological evaluation within 'Abbey Field' has revealed evidence for relatively high-status medieval occupation, with imported stone and brick buildings likely located within that site, as well as later post medieval flax processing industry once the medieval building had gone out of use. An L-shaped fishpond or moat like feature is illustrated on 19th century mapping immediately to the west of, and on the same alignment as Bridge House, which may be associated with this known medieval occupation site, potentially having linked it to the River Glen.

If, however, the local planning authority is minded to grant permission it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03. Initially it is envisaged that this would involve full historic building recording of the historic Bridge House prior to its demolition, as well as archaeological monitoring and recording during all subsequent groundworks, including the grubbing out of any existing foundations. This is in accordance with NPPF para.205.