Online Comment

Application	H14-0880-26
Location	PINCHBECK BAPTIST CHURCH 91 KNIGHT STREET PINCHBECK PE11 3RA
Proposal	Erection of single storey rear extension & internal & external alterations to church hall

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Name	Gregory Watkinson, Principal Conservation Officer
Address	Council Offices Priory Road Spalding PE11 2XE

Date Submitted	15-10-26
For/Against	Comments

The host property is an unlisted building and situated outside of a conservation area. It is situated on the opposite side of the road to the Grade II listed Bandera, however, as the proposed works are limited to the rear and interior of the property, it cannot be said that this application bears any material risk to the character of that property. However, as a historic property of obvious and considerable architectural value, I would suggest that this site should be considered to be a Non-Designated Heritage Asset (NDHA).

As such, the application should be judged under Section 20 of the NPPF, particularly HE7(2).

I would suggest that this application proposal causes harm to the NDHA as I do not consider the proposed development to be designed in a way which is sympathetic to the host property and nor does it 'blend' with it, as the attached Heritage Impact Assessments, owing to the basic fact that the proposal includes the use of a broad range of materials that do not currently feature on the property, including the white painted weatherboarding. Coupled with the relatively basic design, the proposal will look relatively incongruous attached to the host chapel.

However, as a result of the position of the proposal to the rear of the property, and the small scale, the degree of harm is limited and as such, I would suggest is on the lower end of the 'harm' category.

Per HE7(2), the above means that the harm identified must be weighed against the benefits of the proposal. Given the scale of the identified harm, and the fact that the Baptist Church is a functioning public facility serving a purpose for the local community, I would suggest that this enhancement of the functionality of the site could represent public benefit enough to outweigh the harm, in favour of approval.