

Online Comment

Application H14-0989-22
Location Bridge House Northgate Pinchbeck PE11 3SE
Proposal Replacement Dwelling

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 07-11-22
For/Against Comments

The building proposed for demolition is of traditional construction and appears to be relatively un-modernised. The building 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.

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).

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 fish pond 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.