Online Comment

Application	H14-1002-25
Location	THE BELL INN 33 CHURCH STREET PINCHBECK PE11 3UB
Proposal	Proposed change of use of ex-Bell public house to fall within Use Class E including part demolition, single storey rear extension and external works including hard and soft landscaping, external lighting and plant compound

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Date Submitted	04-11-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has provided an assessment of the historic environment potential of the site, as outlined in the NPPF (paragraph 207).
The submitted Heritage Impact Assessment and Desk based Assessment confirms that the proposed development is in an area of medieval and post medieval archaeological potential.
The application includes a detailed report on the building's significance by Jonathan Biggadike. This has also demonstrated that internally the inn's historic features and character have been heavily altered with little of significance surviving. The rear demolition affects low-significance fabric only. Therefore, we would recommend that no further historic building recording should be required in association with the present applications, as the report already produced is sufficient as a record of the inn.
The proposed development comprises: 'Proposed change of use of ex-Bell public house to fall within Use Class E including part demolition, single storey rear extension and external works including hard and soft landscaping, external lighting and plant compound.' The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.
As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218).
We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of archaeological investigation and mitigation work. This will initially comprise but may not be limited to an archaeological trial trench evaluation of the site which should aim to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development as noted above and to inform a programme of further archaeological mitigation work which may be required if archaeological remains are identified in the evaluation. This will enable any remaining archaeology which currently survives on this site to be properly assessed and recorded prior to their alteration or destruction.
This should be secured by South Holland District Council's standard conditions AR01, 02 , 03 and 05 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29). With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works. It is recommended the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.
Finally, considering the proposal is within a Conservation Area and the significance of the affected building, the SHDC Conservation Officer must be consulted before a decision is made in relation to any potential direct or indirect (setting) impact.