Online Comment

Application	H14-1172-17
Location	The Bell Inn 33 Church Street Pinchbeck PE11 3UB
Proposal	Demolition of existing building; creation of new single-storey A1 retail unit, with associated car park and rear yard area (with fencing); creation of new access road into site, with turning area for delivery vehicles; removal of trees

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Date Submitted	24-01-18
For/Against	Comments

The potential loss of such a large and prominent historic building within the Pinchbeck Conservation Area would be regrettable. The Bell Inn is recorded as early as 1784 when it was the meeting place of an early friendly society, and the present building appears to date to from the late 18th century, with potentially earlier fabric surviving in the rear range.

The position of the proposed development set back from the road would also create a gap in the Church Street frontage, greatly reducing the readability of the historic street scene. This would harm the setting of the neighbouring pair of Grade II Listed eighteenth century cottages and the undesignated historic cottages adjacent to The Bell, all of which front the street and as a group make a significant contribution to the Conservation Area.

"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area- should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134" National Planning Policy Framework Section 12, para 138.

On this basis I recommend that the local planning authority refuse consent.

However, should the authority be minded to approve the application, I recommend that prior to work commencing the developer should be required to undertake historic building recording.

Historic inns are an important element of the Lincolnshire landscape and provide evidence of rural industry and social life which have now largely disappeared. Many such buildings are increasingly threatened with demolition and conversion as they become redundant.

In view of this, the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)). This should be secured by South Holland District Council's Standard Conditions AR01, 02 and 03.

"They [The local planning authority] should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" National Planning Policy Framework Section 12, para 141.

A brief will be produced by this department which will lay out the details above, and the specification for the work should be approved by this department prior to the commencement of works. Please ask the developer to contact this office for further details.