

Online Comment

Application H16-0042-26
Location THE CHANTRY 7 CHURCH STREET SPALDING PE11 2PB
Proposal Works to include replacement windows and doors, repointing, new clay chimney pot and removal of internal wall between kitchen and dining room above counter level only

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LN1 1YL

Date Submitted 03-02-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has provided an assessment of the archaeological or heritage potential of the site (heritage impact assessment), as outlined in the NPPF (paragraph 207). The proposed development will comprise: 'Works to include replacement windows and doors, repointing, new clay chimney pot and removal of internal wall between kitchen and dining room above counter level only.'

The submitted Heritage Impact Assessment outlines the significance of the 18c Listed Building Grade II (The Chantry Listed Building II MLI94479) and the impact/loss of the proposal upon the historic fabric.

Recommendation:

We recommend that, if permission is granted, a condition be attached requiring a mitigation strategy to effectively address this site.

This will comprise a programme of pre-development mitigation works, including a Level 1 historic building recording of the HIA identified items 1, 5 and 6 (1. Partial removal of the internal wall between the kitchen and dining area; 5. Replacement of Window D with Door; and 6. Relocation of Window), to be undertaken in accordance with Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

No below-ground archaeological works are necessary.

This will ensure that any historic fabric subject to adverse impact is appropriately recorded prior to the commencement of development works.

This should be secured by South Holland District Council's standard condition AR04 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 mitigation condition, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 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 written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. The SHDC Conservation Officer should be consulted in relation to the indirect (setting) impact on the Spalding Conservation Area.