Online Comment

Application	H16-0644-22
Location	THE GRANGE 8 PINCHBECK ROAD SPALDING PE11 1QD
Proposal	Proposed change of use from vacant offices to HMO including erection of cycle/bin storage

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Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	01-09-22
For/Against	Comments

The proposed development involves the conversion of and alterations to a Grade II* Listed 18th century town house within the Spalding Conservation Area, known as The Grange. Only a 5.8% of buildings are Listed at Grade II*, and such buildings are deemed to be of more than special historic or architectural interest.

Conversion is likely to involve alteration to historic fabric and spaces, particularly as the building has been empty for a considerable period and is fabric may need extensive replacement and repairs. It is therefore beneficial to create a record of the historic fabric prior to any further alteration or demolition.

It is also understood that the historic conservatory to the rear has already been demolished and does not appear to be proposed to be reinstated. Therefore a thorough record of this important element of the Listed building should be provided based on surviving photographs, plans and drawings in order to ensure that it is not lost without record.

With this in mind I would recommend that, prior to development, the developer should be required to undertake full historic building recording.

Recommendation: It is recommended that, prior to development, the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the new archaeological handbook) according to a written scheme of investigation to be agreed with, submitted to and approved by the local planning authority. This should be secured by appropriate conditions to enable the historic assets within the site to be recorded prior to their destruction. The results of the survey should be submitted for approval in writing by the local planning authority prior to any work commencing on site.

This scheme of works will consist of full historic building recording.

"[Local planning authorities] 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) publicly accessible." National Planning Policy Framework, section 16, paragraph 205.

A brief can 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.