Online Comment

Application	H16-0679-25
Location	12 New Road Spalding Lincolnshire PE11 1DQ
Proposal	Change of use, conversion & extension of The Black Swan to retail unit & 10 self-contained apartments

---

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	28-08-25
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise "Change of use, conversion & extension of The Black Swan to retail unit & 10 self-contained apartments."
The applicant has provided a brief assessment of archaeological/heritage potential for the site as required in the NPPF (paragraph 207).
The former public house is a non-designated heritage asset included within the HER:
Building record MLI94246 - The Black Swan public house, New Road, Spalding PRN 25105
Early 18th century two storey cement-rendered public house with modern asbestos pantile roof. There is a cast iron balcony to the first floor. Part of the ground floor has a modern shop front. For the full description and the legal address of this listed building please refer to the appropriate List of Buildings of Special Architectural or Historic Interest.
The building is of special importance to the local area/community due to its former function and its historical location/significance (within Spalding Settlement). Also, it is visible in the Ordnance Survey Second Edition (1888-1913) map.
Public houses, especially those from the 18th century, often serve as tangible links to the past, reflecting the social and cultural fabric of their communities, including the daily lives, customs, and social interactions of local people during that period.
18th-century public houses in Lincolnshire hold local significant heritage value by preserving the social and cultural history of the area, making them an important heritage asset for both current and future generations.
Recommendation:
I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.
This will comprise a phased programme of mitigation work including, but not limited to, a level 3 historic building recording of the former public house, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable any remaining original fabric of the former public house which currently survives on this site to be recorded prior to the conversion.
This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).
Finally, considering its location within Spalding Conservation Area, the SHDC Conservation officer must be consulted before a decision is made.
With respect to the attached archaeological conditions, 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.
Fourteen days' notice is required before commencement of any archaeological works.