

Online Comment

Application H16-0684-25
Location Spalding Gentlemans Society 9a Broad Street Spalding PE11 1TB
Proposal Demolition of rear flat roof extension including making good existing building

Name Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 26-08-25
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, as outlined in the NPPF (paragraph 207).

The proposed site is located within an area of high archaeological potential, particularly relating to the medieval and post-medieval periods. According to the Historic Environment Record (HER), the site falls within Monument Record MLI23602, which pertains to the Medieval Settlement of Spalding. It is also situated within Monument Record MLI23604, associated with the Post-Medieval Settlement of Spalding.

The proposed development comprises 'Demolition of rear flat roof extension including making good existing building'. The submitted heritage, design and Access Statement section 3.12 includes states "The structural engineer's preliminary underpinning and piling proposals are included within this application, which will require development following completion of borehole and ground investigation trials. The structural engineers final design to include any associated Builders Works in Connection, will be forwarded to the Conservation Officer for information." 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 programme of archaeological mitigation work including but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its alteration or destruction.

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 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 for a development within the Spalding Conservation Area, the SHDC Conservation officer must be consulted before a decision is made.