

CONSERVATION OFFICER PLANNING CONSULTATION

Reference Number: H17-0503-26

Type: Full

Proposal: Demolition of existing building and re-location of existing access - Part Retrospective

Location: Rear of The Mermaid Inn, 2 Gosberton Road, Surfleet, PE11 4AB

Comments:

Please take this email as my response to the above applications, and accept my apologies for the delay in getting this over to you.

I shall get to the matter of the demolition of the Northernmost outbuilding out of the way first for the sake of the LBC. This structure has been severely tampered with, to the point that several large portions of the building have been replaced with late C20th engineering bricks and breezeblocks. Moreover, the original roof has been fully replaced with what appears to be a corrugated asbestos roof. Consequently, I am happy to say that I'm satisfied that this structure can be removed on the understanding that my colleagues at the LCC Historic Places Team are satisfied with the level of recording of the site.

As extant the affected outbuilding holds no significance to the host listed building, and as such, it's loss should not be considered a form of harm.

Regarding the housing development to the south side of the site, consisting of x2 large independent dwellinghouses; I do not object to the principle of the proposal, nor to the basics of the design. However, I do have concerns about the materials proposed to be used throughout the development. The previous scheme consented on this site proposed natural timber boarding, as well as white painted timber windows and doors, which I believe led to a softer appearance that sat better within its setting.

I think perhaps we have lost a little sight of the fact that this is a significant development directly in the curtilage of a listed building, and as such, respect must be paid to the quality of materials to be proposed throughout. I would therefore request that the application be amended to remove the cedar boarding to be replaced with genuine timber (shiplap boarding may be locally appropriate).

In addition, I also believe that the structure would be better served by white, timber windows similar to those approved under the previous scheme, however, rather than confirming right now that this is a necessity, I think a mock up of this would be beneficial to see before a final consultation.

Date: 20th July 2026

These comments are made in accordance with Policy 29, Section A(3), in asserting that to better reveal the significance of a listed building, a development affecting its setting must carry the highest possible standards of design and materials to avoid harming that setting.

Gregory Watkinson BA (Hons), MA

Principal Conservation Officer

South & East Lincolnshire Councils Partnership