Online Comment

Application	H17-0582-26
Location	82 Seas End Road Surfleet Spalding PE11 4DQ
Proposal	Change of use from agricultural land to commercial staff parking & BNG area including demolition of 2 no. lean-to buildings to the side & rear - Part Retrospective

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	13-07-26
For/Against	Comments

Thanks for consulting us on this application.
The building is locally significant and considered a non-designated heritage asset (Building Record MLI97740). A previous application H17-0980-24, which included demolition of The Wesleyan Methodist Chapel was refused.
It is noted that the applicant has provided a partial assessment of the heritage potential of the site (Heritage Impact Assessment), as outlined in the NPPF (paragraph 207). However, this does not adequately record or explain the loss of the two lean-tos, including whether either formed part of the building shown on the historic mapping. No technical evidence of the stated poor condition of the rear lean-to or how it was affecting the main building has been provided.
The proposed development comprises 'Change of use from agricultural land to commercial staff parking & BNG area including demolition of 2 no. lean-to buildings to the side & rear - Part Retrospective.' The demolition may have resulted in the loss of surviving historic fabric. NPPF (paragraph 218).
Recommendation:
Should permission be granted, We recommend that a condition be attached requiring a proportionate programme of building recording. This should comprise a phased programme of mitigation, including, as a minimum, Level 3 historic building recording of the building, in accordance with Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice (2016).
This approach would ensure that the surviving building and the demolished elements are appropriately recorded and understood.
This should be secured through South Holland District Council's standard condition AR04 and is consistent with paragraphs 207,208,216 and 218 of the NPPF and Policy 29 of the South East Lincolnshire Local Plan.
Finally, considering the building significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.
With regard 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 to request preparation of a brief for the works.