

Online Comment

Application H17-0898-21
Location MERMAID INN 2 GOSBERTON ROAD SURFLEET PE11 4AB
Proposal Proposed Change of Use of The Mermaid Inn to five apartments, associated demolition and erection of three attached dwellings, one detached dwelling, erection of refuse collection point, retention of wc/garage and alteration to existing access off Stockhouse Lane.

Name Ian Marshman - Historic Environment Officer
Address Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted 28-10-22
For/Against Comments

Thank you for reconsulting this office on the amended plans for the former Mermaid Inn. We welcome the thoroughly detailed new Statement of Heritage Significance, which has evidently been used to inform the revised plans in light of the Secretary of State's decision to designate the former inn as a Grade II Listed building. We also welcome the reduced areas of demolition so that the rear wing which has now clearly been identified as the earliest part of the building, likely to have originated as a detached kitchen in the 18th century (identified in the application as 'building 1') is now proposed to be retained.

Given the level of detail that has now been provided in the Statement of Heritage Significance we would not recommend that it was necessary for any further historic building recording to be required prior to conversion, as this document can serve as a proportionate record of the building's fabric and condition.

However, we note that there has yet to be any further information provided regarding below ground heritage assets that could be impacted by the construction of the new houses, services and landscaping proposed to the rear of the historic inn.

We would therefore reiterate our earlier advice that the proposed new dwellings have the potential to also have an impact on any below ground remains that may survive here in a location close to the historic core of the medieval village. This location adjacent to the River Glen is one where activity is likely to have focused throughout the village's long history, including for the extensive historic Surfleet Brewery which was run by the Smith family who also owned the Mermaid Inn. There is potential for any remains that survive here to be waterlogged, meaning that artefacts made of organic materials such as wood and leather that rarely survive elsewhere may be preserved.

Because of the potential for significant archaeological remains to survive on this site that could be impacted by development it is recommended that the developer be required to carry out a programme of trial trenching to identify the survival and significance of any buried remains. This evaluation should provide the local planning authority with sufficient evidence to enable a reasoned decision to be made regarding the impacts of the proposal on below ground remains of archaeological interest (NPPF 194, and SE Lincs Local Plan Policy 29C).

"Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." - National Planning Policy Framework, section 16, paragraph 194.