

Online Comment

Application H17-0980-24
Location The Old Chapel 82 Seas End Road Surfleet PE11 4DQ
Proposal Residential Development - Single Dwelling - including demolition of 'Old Chapel' 0.039Ha and change of use of part Agricultural field to Site for Biodiversity Measures. 0.045Ha.

Name Greg Watkinson
Address Conservation Officer

Date Submitted 11-02-25
For/Against Comments

The submitted heritage impact assessment is appreciated. However, upon review, it is clear that this proposal would represent total loss of a recognised Non-designated heritage asset, which is not justified by this application in a manner which I consider to be satisfactory.

It may well be possible to justify such a total loss. However, I do not feel it is an appropriate route to replace an aspect of the historic environment via an Outline application. Any proposal to demolish and replace this structure would need to be fully justified and offer sufficient detail of what exactly would be proposed to replace it, before the LPA can make a fully informed and justified decision. To issue an outline permission on this site would be to approve the demolition of this historic building without any certain concept of the scheme to remediate the site.

Therefore, as it stands, I consider this application to conflict with para. 216 of the NPPF. It therefore, represents a form of harm to the historic environment via total loss of a Non-designated heritage asset and subsequently, in agreement with my colleagues at the LCC Historic Places team, i recommend that this application be refused.