Online Comment

Application	H18-0314-20
Location	46 Bridge Road Sutton Bridge Spalding PE12 9AU
Proposal	Conversion of outbuilding to chiropractors studios

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

Date Submitted	01-05-20
For/Against	Comments

The proposed development affects an historic outbuilding that forms part of, and is physically part of the Grade II Listed New Inn at Sutton Bridge, in a prominent position on the town's historic main street.

This application has not been produced in accordance with the National Planning Policy Framework (section 16, paragraph 189) or the South East Lincolnshire Local Plan (Policy 29).

The developer has not described the significance of this designated heritage asset, and there is no assessment of the proposed impacts of the conversion, or how this will be mitigated.

For instance no information is provided on the age of the outbuilding, its development, function or use, whether any historic features survive, and what contribution the outbuilding makes to the significance of the New Inn. Nor is there sufficient detail provided on how this significance will be affected by the conversion and alterations being proposed.

Insufficient information has therefore been provided to make any reasoned decision on the impact of these proposals on this designated heritage asset.

It is recommended that the application should not be considered further until additional information has been provided in the form of a proportionate heritage impact assessment. This should meet the requirements of both the National Planning Policy Framework (section 12 paragraph 189) and the South East Lincolnshire Local Plan Policy 29F, which outlines the information required in development proposals affecting heritage assets.

Without the required information it will not be possible for the local planning authority to carry out its legal obligation to have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" under the Planning (Listed Buildings & Conservation Areas) Act 1990.