

Online Comment

Application H18-0352-19
Location 8A HIGH STREET SUTTON BRIDGE SPALDING PE12 9UH
Proposal Conversion of shop/residential into 3 self-contained units

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

Date Submitted 18-04-19
For/Against Comments

The proposed development involves the partial demolition and extensive alterations to a little altered nineteenth century shop, which represents a non-designated heritage asset in the terminology of the NPPF.

The building occupies a prominent corner plot on what was intended to be the one of principal commercial streets of the new town of Sutton Bridge laid out during the 19th century. It is a striking building of architectural and historic merit, and this office welcomes the applicant's desire to convert the building and provide a new use that will enable its preservation.

However at present the applicant has provided no information on the building's significance, or the impacts of the proposed development upon it. This is not in accordance with the National Planning Policy Framework (section 16, paragraph 189) or the newly adopted South East Lincolnshire Local Plan Policy 29f which states:

"Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated)- it should be informed by proportionate historic environment assessments- :

1. identifying all heritage assets likely to be affected by the proposal
2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset."

In this instance of particular concern is the proposal to re-roof the building to add an additional storey using an unsympathetic steeply-pitched design that does not respect the architectural style of its historic host building. The shop was designed with a parapet wall to conceal a shallow pitched roof. The drawings submitted are also confused, with the proposed west elevation indicating that it will have a hipped design, and the north elevation seeming to show a gabled design. All drawings indicate the new roof built on top of the parapet wall rather than behind it, making it much more prominent and radically altering the appearance of this building, and the historic street scene.

It is recommended that the developer be required to submit a heritage statement proportionate the building's significance that outlines the building's significance, details of the proposed works and how these will affect its significance, and justification for any harm, and what measures have been taken to mitigate it.