

Online Comment

Application	H18-0729-23
Location	Rear of 68 Bridge Road Sutton Bridge Spalding PE12 9UA
Proposal	Conversion of Coach House to annex in association with host dwelling

Name	Jim Bonnor
Address	Historic Places Team Lincolnshire County Council

Date Submitted	28-09-23
For/Against	Comments

The accompanying Heritage Statement does little to assess the significance of the building itself. It appears on later 19th century OS mapping and forms part of a row of outbuildings which would appear to have been related to No.s 64-68 Bridge Road, a combined listed building of early 19th century date and as such representative of the earliest phase of development within Sutton Bridge. The property in question must, therefore, draw significance from and add significance to the listed building and as such is a non-designated heritage asset.

NPPF 2021, para 194 states: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'

Para 204 states: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

I recommend, therefore, that the Heritage Statement should contain sufficient information in order to satisfy the requirements of the NPPF in respect on non-designated heritage assets. This will require the statement to be updated to take into account the existing historic fabric of the building, both internal and external, and due consideration of its historical relationship with the listed building. Given that the proposed alterations will ultimately involve removal/alteration of historic fabric, and on current evidence, it is probable that this Section will ultimately recommend historic building recording should permission be granted, the author of the Heritage Statement should bear this in mind when considering the level of detail to include. On current evidence an Historic England level 2/3 survey would seem appropriate.

NPPF 2021, para 205 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.'