# Online Comment

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| **Application** | H18-1211-19 |
| **Location** | 48-50 Bridge Road Sutton Bridge Spalding PE12 9UA |
| **Proposal** | Residential development |

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

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| **Date Submitted** | 10-01-20 |
| **For/Against** | Comments |

The proposed development is situated in a prominent site on the historic main street of Sutton Bridge, close to and within the setting of a number of Listed buildings. This includes the physically adjoining New Inn to the east, and the Park opposite, as well as 64, 66 and 78 Bridge Street to the west.

The building which it is proposed to demolish and replace harms the setting of these designated heritage assets and detracts from the historic street scene in Bridge Street. Its removal therefore could enhance the historic environment.

However it is recommended that the developer be required to put in place appropriate protections to ensure that the adjoining Grade II Listed New Inn is not harmed during any future demolition or construction works, and if necessary is suitably supported between demolition of the existing building and any replacement's construction. This is to ensure the continued preservation of this designated heritage asset, which the local planning authority has a legal requirement to give special regard to the desirability of preserving under the Planning (Listed Buildings & Conservation Areas) Act 1990 when considering development proposals.

The developer is also advised that any subsequent designs at reserved matters stage include and are informed by a proportionate heritage impact assessment produced using appropriate expertise where necessary (NPPF, paragraph 189, South East Lincs Local Plan Policy 29). This should describe the significance of nearby heritage assets and in particular the contribution made by their setting. It should also explain how the detailed proposals have been designed to respond to the building's historic context to enhance or better reveal their significance, minimising any harm, and reflecting the local character and distinctiveness of Sutton Bridge.