Online Comment

Application	H21-0418-18
Location	The Forge Common Way Tydd St Mary PE13 5QH
Proposal	Proposed two-bed bungalow with integral garage and off road parking, and demolition of existing workshop

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

Date Submitted	15-05-18
For/Against	Comments

This application proposes to demolish a historic smithy building within the area designated as the Tydd St Mary conservation area, which has also been identified as of historic interest by South Holland District Council on its Local List. At present the application makes no mention of the present building on the site, its significance, or the contribution it makes to the conservation area. This omission is not in accordance with national planning policy.

"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." - National Planning Policy Framework Section 12, para 128.

It is therefore recommended that the applicant be required to produce a heritage statement, assessing the proposed development's impact on the historic environment. This should include a description of the smithy's significance, the contribution it makes to the conservation area, and a justification of how the proposed development will enhance or better reveal the significance of the village's conservation area, as required in the NPPF section 12, para 137).