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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Date Submitted	07-06-18
For/Against	Comments

The proposed development involves the demolition of a historic forge within the Tydd St Mary Conservation Area, as such it constitutes a non-designated heritage asset. It is recorded in the Lincolnshire HER where we have been informed by the LPA that they have "identified [the building] as of historical interest by the SHDC Local List. Although this building has limited architectural and historic value, it does with other buildings in the vicinity enhance the character of the area in which it stands." SHDC's 2006 local plan underlines the Council's commitment to ensuring the protection of buildings on its local list (6.55), and the emerging South East Lincolnshire Local Plan proposes to strengthen this further giving them protection from demolition equivalent to a Listed building (Policy 26.C.6).

As outlined in the Heritage Statement the forge has seen a degree of late 20th or 21st century "unscrupulous alteration" and allowed to fall into disrepair over the past 25 years. However, NPPF makes clear that "where there is evidence of deliberate neglect or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision" (section 12, paragraph 130) so the proposed development cannot, as the Heritage Statement concludes, have the benefit of "removal of a dilapidated building which detracts from the conservation area". If this justification were permitted, any building in the conservation area could be demolished if it were permitted to fall into disrepair, leading to the irreplaceable loss of architectural and historic interest for which it was originally designated.

If we remove its present condition from consideration as required by the NPPF, and consider the forge repointed, its windows and doors sensitively replaced, the building would be seen to contribute to the conservation area, reminding the village of its industrial and agricultural history as a self-sufficient community with its own trades and craftspeople. Its future conservation for conversion and/or extension should therefore be considered.

If the Council is minded to approve demolition, a new building which references the forge's form, history, and character would be preferable, rather than the bungalow or replica town house proposed (of which there are many in the CA already), as this would preserve the forge's contribution to local distinctiveness and "enhance and better reveal the significance" of the conservation area, as outlined by NPPF Policy 137.

The site is situated in an archaeologically sensitive area, in the historic village core and c.100m northwest from identified saltern mounds. Therefore, this office also recommends that should permission be granted, prior to development commencing, the applicant should be required to commission a Scheme of Archaeological Works for photographic building recording and archaeological monitoring of groundworks (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's Standard Conditions AR01, 02 and 03. The results of the photographic building recording survey should be submitted to the Local Planning Authority and the Historic Environment Record prior to any demolition commencing. The scheme of works will also entail the monitoring of all subsequent groundworks, with the ability to stop and fully record archaeological features. This is in accordance with the National Planning Policy Framework Section 12, para 141.