Online Comment

Application	H01-0055-24
Location	Barn at Stamford House Farm 24 Peak Hill Cowbit PE12 6AW
Proposal	Change of use of agricultural barn to one dwelling

Name	Gregor Robertson Morris
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	09-02-24
For/Against	Comments

The proposed development involves conversion of an historic agricultural building which is recorded as a non-designated heritage asset in the Lincolnshire Historic Environment Record (HER) as part of the Greater Lincolnshire Farmsteads Project. The record in the HER is 'Stamford House Farm, Cowbit' (HER: MLI122805) and includes associated outbuildings.

Traditional farm buildings such as these are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving a landscape a sense of place and character. These vernacular buildings are now under threat from conversion or demolition and are a diminishing resource in our countryside. New uses frequently alter the original fabric and character of the building, and it is beneficial to create a record of the structure before alteration or demolition.

As well as the historic agricultural building, the site of the proposed development is located in the hamlet of Peak Hill, which has medieval origins as a settlement. Furthermore, there are records for nearby Iron Age and Roman salt-making industry activity. Approximately 200 metres to the west of the site, a Roman saltern was excavated and recorded as part of archaeological mitigation works for the construction of this segment of the A16. All this means that there is archaeological potential in the area for archaeological remains dating from the Iron Age to the medieval and post-medieval periods. Any potential archaeological remains could be impacted by groundworks associated with the development, especially the introduction of a package treatment plant and associated foul drainage.

Recommendation:

I recommend, if permission is granted, that a condition is placed to ensure that Historic Building Recording is carried out on the building to be converted prior to commencement of works. This is to ensure that we have a record of the non-designated heritage asset, prior to its alteration.

This application is within an archaeologically sensitive area. I also recommend that, if permission is granted, there be an archaeological condition to ensure any archaeology is recorded before its destruction. I recommend that if permission is granted there be a condition for an archaeological scheme of works consisting of archaeological monitoring and recording of all groundworks within the site area.