

Online Comment

Application H01-0207-18
Location THE PADDOCK CAPES ENTRY COWBIT PE12 6AG
Proposal Change of use from outbuilding to a residential dwelling

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Address Lincolnshire County Council Places Team Lancaster House Orchard
Street LN1 1XX

Date Submitted 25-05-18
For/Against Comments

The proposed development involves the extension and conversion of historic agricultural buildings forming part of a 19th century farmstead with a detached farmhouse (the latter surviving as the host dwelling). This historic farmstead is recorded in the Lincolnshire Historic Environment Record and was assessed by Historic England during its Greater Lincolnshire farmsteads characterisation project.

Historic farm buildings such as these are increasingly at risk of demolition or decay throughout South Holland, as changing agricultural practices make them redundant. For this reason South Holland District Council has produced a Policy Guidance Note on the Reuse of Rural Buildings, and Historic England have issued detailed guidance on the sustainable development of Greater Lincolnshire's historic farmsteads.

Unfortunately the proposed development would involve substantial changes resulting in an almost complete loss of the building's historic character and significance as an agricultural structure. This includes the loss or modification of all but one historic window or door opening, replacement of all timber doors, raising floor heights, addition of stepped accesses, insertion of four large windows and two roof lights, and the creation of a sizable new extension roughly doubling the floor space which effectively gives a new face to these historic farm buildings. This is contrary to SHDC's policy guidance on these buildings:

"All too often we receive planning applications for new uses which involve removing original fabric such as- inserting new openings and adding extensions. In the case of residential conversion schemes proposals often seek to create a suburban, domestic appearance. The combined result is tantamount to new build. Any re-use scheme must be sympathetic to the character and appearance of the building." (4.1).

The proposed development is not sympathetic to the character of the historic farmstead of which the surviving farmhouse (the host dwelling) is a part, and would result in a suburbanisation of appearance just as opposed by the local planning authority's policy. Particular concerns are the planned infill extension in front of the single story barn that incorporates a flat roof and large domestic UPVC windows, as well as the loss or modification of so many historic openings, including an incongruous Juliette balcony at first floor level.

I therefore recommend that the council upholds its policy and refuse the application in its present form. If the applicant is minded to amend their plans, they may find helpful the detailed guidance produced by Historic England on converting or re-developing Lincolnshire's historic farmsteads. <https://historicengland.org.uk/images-books/publications/greater-lincolnshire-farmstead-assessment-framework>