

Historic Environment Report/Comment by Martin Higham co-owner and co-planning applicant

Re planning Application H01-0517-22

The properties 110/112 Barrier Bank, Cowbit and associated land

No112 Barrier Bank, Cowbit was built in the 19 century as a two up two down dwelling. It was purchased in 1924 by Nellie Higham (my grandmother) from her father. It was extended to the side and back that year increasing the building footprint by approximately 100% and increasing the floor area by at least 50%. The extensions created a kitchen, bathroom toilet and a room for the village Post Office Nellie Higham was the Post Mistress.

The building has been unoccupied for over 40 years and is in a derelict condition. It has no roof, no upper floor or staircase, no mains water, gas or electricity and is unfit for habitation and is beyond economic repair.

No110 Barrier Bank, Cowbit which was formerly a shop and Post Office as well as a dwelling. This was purchased by Nellie and Joseph Higham in 1933 and the Post Office was re-located here from next door and a grocery shop was incorporated. The building was at that time a two bedroom house with a kitchen, living room and shop on the ground floor. Photos from the late 1930's show no bay windows, these were added later to increase the size of the shop and living room and the perforated dagger board canopy was also added at the same time, possibly in 1952/53 when a large modern extension was added to the rear. This incorporated a new kitchen, conservatory, bathroom, toilet and a third bedroom and increased the size of the house by at least 45%. The rear of the apex roof was also raised significantly changing the appearance of the house. The building operated as a shop and post office from 1933 to 1992 until my parents Peter and Vivien Higham retired. It has been a private dwelling house since.

Until September 2016 it was still occupied but has been unoccupied for the last 6 years. It is no longer fit for habitation. There are no water, electricity or gas services connected and the property is showing severe signs of rising damp and subsidence, the electrical wiring and plumbing are also unsafe to use. It is not suitable for renovation as such work would be totally uneconomic and would exceed the value of the property.

The curtilages of both properties have both been intensively cultivated and there has never been any evidence of archaeology from previous habitation. In 1974/5 a sewage system was installed in the village by H Camm of Chesterfield (I worked for them at that time) and a trench 16ft deep and 4 foot across was dug across the full width of the property just beyond the curtilage of the houses. This produced nothing but soil and no evidence of previous habitation.

During the time my grandparents, my parents, myself and my brother lived at the properties no archaeological evidence of previous occupation/use of the land was encountered.

From: [Ian Marshman](#)
To: [Sadler, Jeff](#)
Subject: RE: H0 - 5 Houses1-0517-22 110-112 Barrier Bank PE12 6AQ - Erection of 5 Houses
Date: 14 July 2022 11:55:02

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Dear Jeff,

I had a lengthy conversation with the owner of the site yesterday whose family have owned it for much of the past century. Its good to see them give some more info on the building's history here.

I also understand that SHDC are generally supportive of the proposals and minded to grant permission so it would probably not be proportionate to require a more detailed heritage assessment produced by a specialist, as they are not listed or in a conservation area.

We would however recommend that if permission is forthcoming that you attached SHDC's standard conditions AR1, AR2 and AR3. Although the buildings to be demolished may not be economical to repair they are still of local historic interest and should be recorded prior to demolition. There also remain potential for archaeological remains below ground that would be impacted by development, so we would recommend an evaluation is carried out post-determination by condition.

Best wishes,
Ian

Ian Marshman

Historic Environment Officer

Lincolnshire County Council

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From: G R MERCHANT LTD <grmerchant.arch.cons@gmail.com>

Sent: 14 July 2022 11:27

To: Sadler, Jeff <Jeff.Sadler@sholland.gov.uk>

Cc: Ian Marshman <Ian.Marshman@lincolnshire.gov.uk>

Subject: Re: H0 - 5 Houses1-0517-22 110-112 Barrier Bank PE12 6AQ - Erection of 5 Houses

Hello Jeff,

As per our email yesterday, please see attached client statement as requested by Ian Marshman.

Would you still like an extension of time or maybe a week or till the end of the month?

Regards

Sarah

G R Merchant Ltd

01406 490800

www.grmerchantltd.com

On Wed, 13 Jul 2022 at 11:34, G R MERCHANT LTD <grmerchant.arch.cons@gmail.com> wrote:

Hello Jeff,

Thank you for your email and your time on the phone yesterday.

I have spoken with my client and they have since had a lengthy telephone conversation with Ian Marshman directly.

It has been agreed with Ian that the clients are going to send to us a historic statement for the buildings and site and that Ian will be happy for a pre-commencement condition. Therefore, would we be able to request the ecology as a pre-commencement condition also?

Once we have the information we shall forward to you, would you still like an extension of time till 20th August.

Regards

Sarah

G R Merchant Ltd

01406 490800

www.grmerchantltd.com

On Tue, 12 Jul 2022 at 17:21, Sadler, Jeff <Jeff.Sadler@sholland.gov.uk> wrote:

Fao Sarah

Hi Sarah

Archaeology/Heritage

Further to our recent telephone conversation I am writing to confirm that as per the consultation response from Ian Marshman, the Historic Environment Officer at LCC, it will be necessary for the applicant to submit a Heritage Assessment and commit to undertake field evaluation (which may involve intrusive site investigations such as trial trenching/pits) in advance of the application being determined. I will refer back to Ian to establish precisely what would be acceptable in respect of the archaeological component.

For ease of reference, Ian's comments are set out below.

The proposed development is situated within the historic core of the medieval settlement of

Cowbit close to the Grade I Listed medieval parish church. The village is thought to have

developed during the 13th century along the new Fendyke. Although earlier 11th century

pottery has been found that may indicate that it had an earlier origin.

Extensive Roman

remains of settlement and salt production are also known within the village environs. There

is thus a high potential for the proposed development to have an impact on as yet

unrecorded archaeological remains.

The outline plans proposed are lacking in detail but it would appear that the proposed

development would also involve demolition of the historic former post office and village

stores, which is an attractive early 19th century building with a number of surviving historic

features including bay windows featuring early 20th century stained glass, original post box,

and perforated 'dagger board' canopy. It would also involve the demolition of part of an

earlier 18th century house (which is now a separate dwelling No. 114 Barrier Bank). Both

No. 114 and the former post office and village stores could be considered to be nondesignated

heritage assets in the terminology of the NPPF, and together these buildings contribute to the character and local distinctiveness of the historic core of the village and the

street scene along Barrier Bank.

Despite this the developer has not provided any information on the potential impacts on the

historic environment, which is not in accordance with the minimum requirements for

development proposals in the National Planning Policy Framework (paragraph

194) or South

East Lincolnshire Local Plan Policy 29f. Insufficient information has therefore been provided

to enable the local planning authority to make any reasoned decision on the impacts of the

proposal on the village's historic environment.

It is recommended that the developer be required to provide the missing information, which

should be produced using appropriate expertise where necessary and include both above

and below ground heritage assets. In light of the potential impacts on below ground

archaeology it is recommended that the developer be required to carry out a field evaluation

to provide the local planning authority with site specific information on the survival and

significance of any below ground remains which may be impacted by the proposed

development as required by NPPF 194 and Policy 29f of the South East Lincolnshire Local Plan.

Ecology

Given that development will involve demolition of the remainder of the derelict, ivy clad property to the eastern flank of the site, I can see a need for a Phase 1 Habitat Assessment to establish the presence of protected species. I would therefore recommend that this is carried out in tandem with the Heritage study.

Extension of Time

On the basis of the above, I agree that an Extension of Time (EOT) until 20th August is in order and would be grateful if you could also confirm.

Please do not hesitate to get in touch should you require further assistance.

Kind regards

Jeff Sadler

South Holland Planning

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