Online Comment

Application	H03-0552-20
Location	SHRUBBERY FARM MAIN ROAD DEEPING ST NICHOLAS PE11 3DJ
Proposal	Converison of barns and livestock unit into 5 bed dwelling

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Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	05-08-20
For/Against	Comments

The proposed development involves conversion of a historic farmstead known as The Shrubbery.
It is one of the larger and better preserved farmsteads in this part of South Holland, and represents a non-designated heritage asset in the terminology of the National Planning Policy Framework. It is also recorded in the Lincolnshire Historic Environment Record with the following summary from the English Heritage Greater Farmstead Assessment:
"The Shrubbery, Deeping St. Nicholas. Partially extant 19th century farmstead. Regular courtyard of F plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings."

It is clear that a number of historic features and fabric survive and there is evidence for various historic alterations as the farmstead has developed over its history.

Historic farmsteads such as this are an important feature in the fenland landscape but are increasingly under threat in a rapidly changing industry, with redundant structures facing demolition or unsympathetic conversion.

The proposed development will involve a number of alterations and the replacement of historic fabric, and it is beneficial to make a record of it prior to the loss of any evidential value. Therefore it is recommended that, prior to development, the developer should be required to undertake full historic building recording. This should be secured by appropriate conditions to enable this historic asset to be recorded prior to their alteration/destruction. The results of the recording should be submitted to the Local Planning Authority for approval prior to work commencing on site.

"[Local planning authorities] require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible." National Planning Policy Framework, section 16, paragraph 199.

A brief can be produced by this department which will lay out the details above, and the specification for the work should be approved by this department prior to the commencement of works. Please ask the developer to contact this office for further details.