Online Comment

Application	H04-0284-24
Location	Adj. 37 Northorpe Road Donington Spalding PE11 4XU
Proposal	Change of use of agricultural land to domestic garden and conversion of agricultural barn, including extension into 2 bed dwelling

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Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX
Date Submitted	23-07-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise for change of use of agricultural land to domestic garden and conversion of agricultural barn, including extension into 2 bed dwelling on 37 Northorpe Road, Donington PE11 4XU.
The design and access statement which accompanies the application rightly identifies that "The construction date of the barns is unknown, but it is likely that the Barn may have been constructed during the 1800's to early 1900's. The layout of the building appears to be generally in their original format".
Although the barn is not a listed building, it is of local significance and is visible in the Ordnance Survey Second Edition (1888-1913) map.
19th-century barns in Lincolnshire hold local significant heritage value by preserving the agricultural, architectural, cultural, and ecological history of the area, making them an important heritage asset for both current and future generations.
The design and access statement which accompanies the application states that: "it is estimated a high percentage of the walls can be retained", "The existing ground floor system to the barn needs to be removed and replaced with a ground bearing, concrete ground floor slab as would be with part of any conversion", "The roof is to be assessed and existing roof tiles to be reused where possible", "The existing materials are to be re-used where possible and to repair/rebuild where needed." Therefore, conversion, although sympathetic might have an impact on any surviving original fabric of the barn.
Recommendation:
No objection to the sympathetic conversion.
I recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site.
This will comprise a phased programme of archaeological mitigation work including, but not limited to, a level 3 historic building recording of the barn, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable any remaining original fabric of the barn which currently survives on this site to be recorded prior to the development.
This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).
With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.
It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Fourteen days' notice is required before commencement of any archaeological works.