

Online Comment

Application H05-0664-21
Location Land to East of Holbeach Manor Fleet Road PE12 7AX
Proposal Residential development comprising 5 detached dwellings off private drive including retaining and converting existing water tower

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

Date Submitted 16-07-21
For/Against Comments

The proposed development is situated in an area recorded in the Lincolnshire Historic Environment Record as historic parkland associated with Holbeach Manor. This house which was originally known as Redroofs was built in 1924 to designs by the architect William Edmund Norman Webster FRIBA. He was also responsible for the remodelling of Stukeley Hall in Holbeach (since demolished), and was designed County Hall in Boston for the former Parts of Holland.

Redroofs would have been one of the largest houses in Holbeach and was designed to emulate the layout of larger country houses in a modern manner. It has a distinctive style described by architectural historian Nicholas Pevsner in his Lincolnshire volume of The Buildings of England as a "successful free interpretation of an Arts & Crafts Tudor style". The house also featured a gate lodge (now a separate cottage) and extensive landscaped grounds with tennis court, formal gardens and parkland. Within these grounds is situated the water tower proposed for conversion. It would appear to form part of the same design as the house and is likely also the work of Norman Webster.

The Water Tower can be considered a non-designated heritage asset in the terminology of the National Planning Policy Framework, the significance of which merits consideration in any future planning decision.

It is recommended that prior to the conversion of the water tower a photographic record of it should be made to preserve by record any evidence for its original design, development and function. This should be submitted to and approved in writing by the local planning authority prior to development/conversion taking place.

"They [The local planning authority] should.... 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) publically accessible." National Planning Policy Framework Section 16, paragraph 199.