Online Comment

Application	H05-0767-26
Location	Harrington Hall Farm Little Marsh Lane Fleet PE12 8NW
Proposal	Conversion & extension of existing building to form 1 self build dwelling including change of use from agricultural to garden

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	10-09-26
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise 'Conversion & extension of existing building to form 1 self build dwelling including change of use from agricultural to garden'.
It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF HE5.
Harrington Hall Farm (Fleet Hall), Fleet is a non-designated heritage asset included within the HER (Historic Environment Record): Building record MLI123489, Harrington Hall Farm (Fleet Hall), Fleet. Partially extant 19th century farmstead. Regular courtyard of T plan. The farmhouse is detached from the main working complex.[-]
This is confirmed by satellite imagery, the OS Historic Map 1892-1914, and it was identified by English Heritage during their Greater Lincolnshire Farmsteads Assessment Framework, English Heritage / Historic England, 2015, Greater Lincolnshire Farmsteads Project, 9327 (Digital Archive). SLI15702.
Traditional farm buildings such as this are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving the landscape of South Holland its sense of place and character and preserve evidence for the history and development of the area's agricultural industry and fenland social history. These vernacular buildings are now increasingly under threat from conversion or demolition and are a diminishing resource in our countryside.
Recommendation:
We recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.
This will comprise a phased programme of recording including, but not limited to, a level 1 historic building recording of the agricultural building subject to conversion, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable the agricultural building to be recorded prior to the conversion.
This should be secured by South Holland District Council's standard condition AR04 and is in accordance with the National Planning Policy Framework (2026), Policies HE5, HE7 and HE10, and the South East Lincolnshire Local Plan (Policy 29).
With respect to the attached archaeological condition, 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 for HBR are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.