

Online Comment

Application H05-0877-24
Location Adjacent to The Chestnuts Church End Fleet PE12 8NQ
Proposal Barn conversion including extension to form dwelling

Name Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 17-12-24
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has provided a desk-based heritage assessment (DBHIA) of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed development is located in an area with medieval and modern archaeological potential, as stated in the DBHIA.

The proposed development comprises 'Barn conversion including extension to form dwelling'. The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218).

The barn is considered a non-designated heritage asset. The DBHIA submitted with the application is a fit for purpose document to record the original fabric of the barn before its 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 continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its alteration or destruction.

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 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

Considering the barn significance, and potential impacts to the setting within the Fleet Conservation Area, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 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 mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.