

Online Comment

Application	H06-0286-23
Location	Broadgate Nursery Broadgate Gedney PE12 0DG
Proposal	Conversion of agricultural building into residential dwelling including the removal of cold store building and static caravans

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Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted	06-04-23
For/Against	Comments

The agricultural building proposed for conversion is identified as a non-designated heritage asset in the developer's design and access statement. It is not currently recorded in the Lincolnshire Historic Environment Record but its traditional design and construction indicates that it likely dates from the early 20th century, and likely prior to the Second World War.

The building is also of an unusual design with many large windows on both ground and first floor, which may suggest that it was not simply a barn for storage purposes, and could indicate that it was originally built as a pack house or for processing produce from the site's nursery or market gardening business. As such it reflects an important part of the modern history of South Holland, which during the early 20th century became a focus for horticulture and flower growing and development.

It is recommended that if the local planning authority is minded to grant consent that a condition should be added to require photographic historic building recording prior to conversion. This will ensure that a record of the building's evidential value can be captured prior to any loss or alteration during the conversion process. This should be submitted and approved in writing by the local planning authority prior to any development or 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 205.