Online Comment

Application	H08-0739-26
Location	Adjacent to Risegate House Hedgefield Hurn Gosberton PE11 4JE
Proposal	Conversion, extension & internal alterations to existing barn to form 1 self build dwelling & erection of detached carport

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Name	Imogen Colenutt, Assistant Conservation Officer
Address	Council Offices The Hub Mareham Road LN9 6PH

Date Submitted	01-10-26
For/Against	Comments

We request that a Heritage Statement is submitted in accordance with HE5.1 of the NPPF, as the building is recorded on the Historic Environment Record (HER) and appears to be of some historic interest.

We recommend that the applicant refers to the Greater Lincolnshire Farmstead Character Statement and the Greater Lincolnshire Farmstead Assessment Framework. These documents should help inform both the assessment of the building's significance and the design approach to its conversion.

Broadly, I have little concern with the principle of the proposal. However, I do have some concerns regarding the proposed north elevation and some of the additions to the south elevation. One of the characteristics of traditional farm buildings of this type is that the majority of openings tend to face inwards towards the farmstead. The proposed north elevation introduces a number of new openings and consequently appears somewhat domestic and out of character with the agricultural nature of the building.

Could the window serving Bedroom 2 instead be located on the east elevation? Similarly, could the bathroom windows be replaced with rooflights to reduce the number of new openings within the north elevation?

The proposed plant room door should also better reflect the scale and proportions of existing openings within the building, such as those shown on Section AA.

Overall, any new openings should be informed by the character, scale and proportions of those already present within the building. This would help ensure that the conversion retains the agricultural character of the building rather than introducing an overly domestic appearance.

We recommend the following conditions:

1. Full details of all proposed external joinery, including windows and doors, to include materials, profiles, dimensions, finishes and method of opening.
2. A brick sample should be provided for approval for any areas of making good, including details of the proposed mortar.
3. Details and locations of any new meter boxes, flues, waste pipes, vents or other external services.
4. Details of Solar panels including how they are mounted.