Online Comment

Application	H08-0970-24
Location	Beline House Farm Buildings (Barn Two) Belnie Lane Gosberton PE11 4HN
Proposal	Change of use of agricultural building to dwelling & removal of timber lean to

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	12-12-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise: Change of use of agricultural building to dwelling & removal of timber lean.
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 (paragraph 200). However, The design and access statement accompanying the application rightly identifies that "The building is not listed or a scheduled monument".
The agricultural building is part of a partially extant 19th century farmstead, and a non-designated heritage asset (NDHA) included within the HER: MLI122559 - Belnie House, Gosberton. The farmstead is composed of 'Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Located within a loose farmstead cluster'. The brick built agricultural building is very likely one of the associated working buildings. It is visible in the Ordnance Survey Second Edition (1888-1913) map. These types of construction are highly distinctive buildings and hold architectonic interest. 19th-century farmsteads hold local significant heritage value by preserving the agricultural, architectural, cultural, and ecological history of the area, making them an important heritage asset for both current and future generations. In addition, it is included in the 'Building the Evidence Base for Historic Farmsteads in Lincolnshire'. This project mapped Lincolnshire's historic farmsteads (defined as those that pre-date the 2nd edition Ordnance Survey mapping of the early 1900s).
Conversion will have a significant impact on any surviving original fabric of the agricultural building.
Recommendation:
I 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 mitigation work including, but not limited to, a level 3 historic building recording of the agricultural building, 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 conversion.
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 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).
Finally, considering the building significance and potential impacts to the setting, 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 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 are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Fourteen days' notice is required before commencement of any archaeological works.