

Online Comment

Application H09-0130-24
Location THE OLD RANCH LOW ROAD HOLBEACH HURN PE12 8JN
Proposal Conversion of ancillary outbuilding into annex for family use

Name Ruben Lopez, Historic Environment Officer
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Lincoln LN1 1YL

Date Submitted 31-05-24
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise: Change of use of one of the Ancillary outbuildings (brick built stable block) into annex for family use.

The brick built stable block is part of Vinery Cottage, a partially extant 19th century farmstead. The farmstead is composed of a regular courtyard with linked working buildings to all four sides of the yard. The brick built stable is very likely one of the associated working buildings. It is visible in the Ordnance Survey Second Edition (1888-1913) map.

The farmstead is included within the HER: MLI123377. The farmstead is also related to Monument record MLI20226 - The Early Medieval/Dark Age to Modern settlement of Holbeach Hurn and holds architectonic interest. 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).

Construction activity will have a significant impact on any surviving original fabric of the farmstead.

Recommendation:

If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary.

This will initially comprise, but may not be limited to, a level 1 historic building recording of the brick built stable block, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

This will enable any remaining original fabric of the farmstead which currently survives on this site to be initially assessed and recorded prior to their alteration or destruction. This will also help inform an appropriate mitigation strategy for the proposed impact if necessary (ie: a higher level of historic building recording) and should permission be subsequently granted.

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, due to the farmstead significance, I also recommend consulting the SHDC Conservation officer about this proposal.

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.