Online Comment

Application	H09-0245-25
Location	Westholme 32 West End Holbeach
Proposal	Conversion of existing basement to create 1 flat

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	07-04-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).
The proposed development will comprise: 'Conversion of existing basement to create 1 flat.'
The Historic Environment Record (HER) contains information on the Building as Monument record MLI94456: Grade II listed house, dating from the mid 18th century and refronted in about 1825. It is red brick and has a concrete tiled roof with overhanging eaves, a projecting paired bracketed cornice and a single lateral stack. For the full description of this listed building please refer to the National Heritage List for England. {1}
The building is included as Listed Building Grade II in the national heritage List for England and is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. Finally, it is included in the Department of the Environment, 1987, List of Buildings of Special Architectural or Historic Interest, 15/86 (Index). SLI5615.
The submitted Heritage Impact Assessment confirms the significance of this Grade II listed building, detailing its historical and architectural value, as well as the impact of the proposal on the remaining historic fabric. The proposed conversion will have a significant impact on any surviving original elements of the listed 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 an archaeological monitoring of the lowering of the existing basement floor and, a level 3 historic building recording of the building, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).' This will enable the 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 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).
With respect to the attached mitigation 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 mitigation works.
I defer any comments regarding indirect impacts (setting) on the Spalding Conservation Area to the SHDC Conservation Officer.