Online Comment

Application	H09-0280-25
Location	Former agricultural building Jasmine Crescent Holbeach PE12 7FW
Proposal	Change of use of former agricultural building to convenience retail shop, provision of car parking, delivery bay, landscaping, and ancillary development

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Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	25-04-25
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 (Heritage Impact Note 794-PLN-HER-01311 V2), as outlined in the NPPF (paragraph 207).
The proposed development will comprise: 'Change of use of former agricultural building to convenience retail shop, provision of car parking, delivery bay, landscaping, and ancillary development.'
The proposed conversion will have a significant impact on any surviving original elements of the listed building.
The submitted Heritage Impact Note confirms the significance of this outbuilding as curtilage of an adjacent Grade II listed building, outlining its historical and architectural value, as well as the impact of the proposal on the remaining historic fabric.
However, it underestimates the local historic and architectural interest of the structure as it forms part of the curtilage of a Grade II Listed Building. That said, the submitted Heritage Impact Note provides an adequate level of recording- equivalent to a Historic Building Record (HBR) Level 1, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016). This aligns with what was previously recommended for the adjacent Listed Building under planning application H09-0591-23.
Therefore, no further archaeological input is required other than to submit the Heritage Impact Note to the HER at: lincssmr@lincolnshire.gov.uk
With respect to the above, feel free to 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
I defer any comments regarding indirect impacts (setting) upon the adjacent Listed Building II to the SHDC Conservation Officer.