

Online Comment

Application H09-0403-25
Location Former agricultural building Jasmine Crescent Holbeach PE12 7FW
Proposal Change of use and conversion of former agricultural building to convenience retail shop, provision of new windows and doors, car parking, delivery bay, landscaping and ancillary development

Name Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 20-05-25
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 somewhat underestimates the local historic and architectural interest of the structure, particularly in relation to its contribution to the setting of the Grade II listed building. That said, the Heritage Impact Note does provide 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 the approach 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.