

Online Comment

Application H12-0575-19
Location GARNSGATE HALL FARM LUTTON GARNSGATE LONG SUTTON
PE12 9JP
Proposal Proposed storage building for potatoes

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

Date Submitted 18-06-19
For/Against Comments

The proposed development is located adjacent to the Grade II* Listed Garnsgate Hall, a designated heritage asset of 'more than special historic and architectural interest'. However, no information has been provided on the significance of this designated heritage asset or its setting, within which the proposed new building would be situated.

Nor is there any consideration of the impacts of the proposed development on the setting of the Listed building and how any harm will be mitigated. This application has therefore not been produced in accordance with the requirements of the National Planning Policy Framework (189) or the South East Lincolnshire Local Plan (29f):

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments⁷ and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal; 2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

It is recommended that the developer is required to provide more information on the proposal in order for the local planning authority to make an informed decision regarding the impacts of the development on the Grade II* Listed building. This information is required in order for the local planning authority to meet its obligation to have "special regard" to the desirability of preserving the Listed building and its setting under the Planning (Listed Buildings & Conservation Areas) Act 1990.