Online Comment

Application	H13-0186-25
Location	SEAS END HALL HALL LANE MOULTON SEAS END PE12 6LB
Proposal	Removal of incorrect and poorly refurbished materials from walls and floors and replace with breathable materials, removal of fireplaces and timber and concrete tiles/floors to ground floor

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Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	27-03-25
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise 'Alterations and refurbishment of dwelling, stable block and coach house'.
The heritage Impact Assessment accompanying the application identifies the dwelling as Seas End Hall (1064468), a Grade II Listed Building. The stable block and coach house are non-designated heritage assets (NDHAs), particularly in the context of a historic farmhouse within the curtilage that contributes to the evolution of the wider historic setting of Seas End Hall.
According to Historic England's guidance, structures within the curtilage of a listed building are considered part of that listed building. Therefore, the stable block and coach household heritage significance due to their location within the curtilage of Seas End Hall. Their presence contributes to the understanding of the property's historical development and the broader historic environment.
Conversion will have a significant impact on any surviving original fabric of the buildings (dwelling, stable block and coach house).
Although the submitted plans, Heritage Impact Assessment, and Historic Building Survey provide relevant information, they are insufficient, and the required information should be presented in accordance with the recommendations outlined below.
A Level 3 Historic Building Record (HBR) should be undertaken by a qualified heritage professional, such as a heritage consultant, buildings archaeologist, or architectural historian, with expertise in recording and analysing historic structures. The work should be carried out by specialists from recognized archaeological units, consultancies, or chartered surveyors with heritage expertise. It is recommended that the appointed professional be a member of a relevant body such as the CIfA (Chartered Institute of field Archaeologists) or IHBC (Institute of Historic Building Conservation).
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, a level 3 historic building recording of the dwelling, stable block and coach house, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'
This will enable the buildings to be recorded prior to conversion, alterations and refurbishment.
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, considering the adjacent Listed Building II Seas End Hall significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.
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.