Online Comment

Application	H14-0442-24
Location	Northgate Farmhouse Northgate West Pinchbeck PE11 3TB
Proposal	Demolition & replacement of existing single storey outbuilding to form residential accommodation ancillary to host dwelling

---

Name	Ruben Lopez, Historic Environment Officer
Address	Lincolnshire County Council County Offices, Lancaster House Newland, Lincoln LN1 1YL

Date Submitted	06-06-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise for demolition & replacement of an existing single storey outbuilding (barn) to form residential accommodation ancillary to host dwelling on Northgate, Pinchbeck.
The design and access statement which accompanies the application rightly identifies that the existing barn forms part of the curtilage of North Gate Farm, a 19th century farmstead. The host building is the principal Farmhouse of the farmstead. The farmstead including both buildings (farmhouse and barn) are visible in the Ordnance Survey Second Edition (1888-1913) map.
The farmstead is included within the HER: (MLI122647). The farmstead is also included in the 'Building the Evidence Base for Historic Farmsteads in Lincolnshire'. This project mapped Lincolnshire's historic farmsteads (defined as those that pre-date the 2nd edition Ordnance Survey mapping of the early 1900s).
19th-century farmsteads in Lincolnshire hold significant heritage value by preserving the agricultural, architectural, cultural, and ecological history of the area, making them an important heritage asset for both current and future generations.
Demolition will have a significant impact on any surviving original fabric of the barn.
Sympathetic re-building of the barn would make a positive contribution to the setting of the Farmhouse.
Recommendation:
No objection to the demolition and subsequent sympathetic re-building.
If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary.
This will initially comprise, but may not be limited to, a level 3 historic building recording of the barn, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable any remaining original fabric of the barn which currently survives on this site to be initially assessed and recorded prior to their demolition. This will also help inform an appropriate mitigation strategy for the proposed impact if necessary (ie: a higher level of historic building recording) and should permission be subsequently granted.
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).
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.