Online Comment

Application	H14-0873-25
Location	Otway Farm Spalding Road Pinchbeck PE11 3UD
Proposal	Proposed Portable Cabin Building

Name	Greg Watkinson
Address	Conservation Officer
Date Submitted	01-10-25
For/Against	Comments

I wish to raise no objections to this proposal.

The application site is within the setting of the Grade II listed Otway House. Reference to historic mapping of the site from 1948 would suggest that Otway Farm may be listed by curtilage association to Otway Farm. Nevertheless, Otway Farm is a functional agricultural enterprise that already features a number of functional, utilitarian C20th and C21st structures, and I do not believe that the addition of this small impermanent structure would tip the balance of the built form in the setting of the listed building/s to a collectively harmful state.

Regardless, a form of 'less than substantial harm' is identified in this circumstance as portacabin style structures are clearly a non-historic and unsympathetic built form to the historic environment. However, the low level of less than susbtantial harm is effectively justified in my view by the business need, in conjunction with the nature of the ongoing operation on site.

I would reccomend that should consent be granted, a condition ought to be applied making the consent temporary, such that the LPA does not accept that this type of built form does not become a permanent feature of the setting of the listed building. However, I would be satisfied with the life of the consent being fairly lengthy.