Online Comment

Application	H14-1147-20
Location	Benner Glenside South Pinchbeck PE11 3SA
Proposal	Proposed Replacement Dwelling

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Date Submitted	08-01-21
For/Against	Comments

The farmhouse which it is proposed to demolish and replace with a new dwelling is a non-designated heritage asset in the terminology of the National Planning Policy Framework. It forms part of a historic farmstead that is recorded in the Lincolnshire Historic Environment Record. In addition to the detached farmhouse this notes that the farmstead includes a well-preserved arrangement of traditional agricultural buildings around U-shaped courtyard plan. Research by Historic England published 2015 found that only 27% of historic farmsteads surviving in South Holland preserved more than 50% of their historic buildings, making this one of most complete groups in the district.

Either side of the River Glen around Money Bridge there is a notable concentration of attractive 18th and 19th century farmsteads laid out on the embankments either side following the drainage of the fens. A number of which have been Listed buildings for their special architectural and historic interest. Whilst the present farmhouse may be more modest than some of its grander neighbours, it constitutes a non-designated heritage asset of local importance, which together with its historic agricultural buildings contributes to the area's character and local distinctiveness.

The significance of the historic farmhouse has not been described in the application as required by National Planning Policy Framework (paragraph 189). The impact of its demolition and replacement has not been assessed and little justification has been provided contrary to Policy 29f of the South East Lincolnshire Local Plan.

Sufficient detail has not been provided to assess the building's structural condition, so it is not at present possible to assess how serious any cracks may be. We would also advise the local planning authority that currently the claims regarding the perceived benefits to carbon emissions of a demolition and construction of a replacement dwelling are unsubstantiated. Without further professional assessment we would recommend that such claims are not attributed weight in any future planning decision.

The Government's advisors on the historic environment Historic England has published research on the energy efficiency of historic building and produced extensive guidance on how historic buildings such as this can be sensitively adapted to improve their energy efficiency to help meet net zero targets, without the need for demolition.

Recent research as part of their Heritage Counts Report 2019 has also demonstrated how historic buildings such as this contain considerable embedded carbon and resources. Historic England's research has shown that when this embedded carbon is accounted for, proposals to demolish and replace a historic house to modern building regulations standards were found to emit considerably more carbon emissions compared to retrofitting energy efficiency measures. This is because demolition and the highly materials intensive construction process produces much more CO2 when compared to the savings achievable through a well-informed programme of energy efficiency measures to the existing historic building. In some cases grants are also available for this work.

Historic England's research underlines how crucial it is that the embodied carbon in historic buildings is properly accounted for to avoid misunderstandings about the potential benefits of replacement buildings, which could in fact hinder efforts to meet net zero CO2 emissions by 2050.

For more information please see https://historicengland.org.uk/whats-new/features/climate-change-sustainability-and-energy-efficiency