

Online Comment

Application H16-0987-25
Location The Hollies Farmyard Pilmore Lane Fulney PE12 6EG
Proposal Change of Use of agricultural building to form 1 no. dwelling, demolition of remaining agricultural buildings & erection of 4 no new build dwellings & garages

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

Date Submitted 24-10-25
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise 'Change of Use of agricultural building to form 1 no. dwelling, demolition of remaining agricultural buildings & erection of 4 no new build dwellings & garages'.

It is noted that the applicant has not yet provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The Hollies, Spalding is a non-designated heritage asset included within the HER (Historic Environment record): Building record MLI122754 - The Hollies, Spalding. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is attached to a range of working buildings. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site.

This is confirmed by satellite image, the OS Historic Map 1892-1914 and it was identified by English Heritage during their Greater Lincolnshire Farmstead Assessment Framework, English Heritage / Historic England, 2015, Greater Lincolnshire Farmsteads Project, 8170 (Digital Archive).

Traditional farm buildings such as this are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving the landscape of South Holland its sense of place and character, and preserve evidence for the history and development of the area's agricultural industry and fenland social history. These vernacular buildings are now increasingly under threat from conversion or demolition and are a diminishing resource in our countryside.

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 recording including, but not limited to, a level 3 historic building recording of the agricultural building subject to the change of use, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.

This will enable the agricultural building to be recorded prior to the change of use.

This should be secured by South Holland District Council's standard condition AR04 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

No objection to the demolition of the later modern sheds.

Finally, considering the agricultural building significance and the setting impact, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the attached archaeological condition, 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 for HBR are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.