# Online Comment

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| **Application** | H17-0895-26 |
| **Location** | La Castagna Cheal Road Surfleet PE11 4BA |
| **Proposal** | Conversion of agricultural barn to create single residential dwelling |

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| **Name** | Ruben Lopez Catalan |
| **Address** | Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL |
| **Date Submitted** | 12-10-26 |
| **For/Against** | Comments |

Thank you for consulting us on this application.
The proposed development will comprise 'Conversion of agricultural barn to create single residential dwelling'.
It is noted that the applicant has provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF HE5. The HIA acknowledges the significance of the barn, the Structural report provides some additional photographic information.
The barn is part of The Chestnuts, Surfleet: a non-designated heritage asset recorded on the Historic Environment Record (MLI122598). It is an extant 19th-century farmstead with a regular courtyard and linked working buildings on all four sides. The farmhouse is detached from the main working complex, and the farmstead occupies an isolated location, with large modern sheds alongside. Its surviving layout illustrates the historic agricultural character of the site.
This is confirmed by satellite imagery, the OS Historic Map 1950, and it was identified by English Heritage during their Greater Lincolnshire Farmsteads Assessment Framework, English Heritage / Historic England, 2015, Greater Lincolnshire Farmsteads Project, 8319 (Digital Archive). SLI15702.
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:
We recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.  Alternatively, the information can be submitted pre-determination.
This will comprise a phased programme of recording including, but not limited to, a level 1 historic building recording of the agricultural building subject to conversion be undertaken by a suitably qualified and competent heritage professional, and in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable the agricultural building to be comprehensively recorded prior to the conversion.
This should be secured by South Holland District Council's standard condition AR04 and is in accordance with the National Planning Policy Framework (2026), Policies HE5, HE7 and HE10, and the South East Lincolnshire Local Plan (Policy 29).
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.