

Online Comment

Application H17-1340-21
Location Orchard Cottage Birds Drove Surfleet PE11 4BE
Proposal Replacement Cottage

Name Ian Marshman, Historic Environment Officer
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Date Submitted 28-01-22
For/Against Comments

Contrary to the developer's planning statement, this office did highlight that the cottage now proposed for demolition was of local historic interest in our comments on the previous application for it to be retained (H17-0933-21).

Orchard Cottage is a vernacular fenland cottage of a kind which is increasingly being lost to demolition or insensitive renovation, which contributes to the character and local distinctiveness of the area.

The planning statement goes on to suggest that the cottage needs to be demolished and replaced with a new building on the ground of energy efficiency. Historic England has published extensive guidance on improving energy efficiency in traditional buildings, which may be helpful here. Its research has also demonstrated that retrofitting traditional buildings can often significantly outweigh the carbon emissions of demolition and replacement with a typical new build when the embodied carbon is included as well as day-to-day energy consumption. If weight is to be placed on the potential environmental benefits of the proposed development then it is recommended that the embedded carbon and resources in the existing building, as well as those required to construct a replacement should be included in any assessment, not just day-to-day energy usage in order to get a holistic understanding of the scheme's potential environmental credentials.

If the local planning authority is minded to grant consent it is recommended that prior to development the applicant should be required to undertake historic building recording according to a scheme of works to be agreed with, submitted to and approved by the local planning authority. It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03.

This is in accordance with paragraph 205 of the NPPF:

"They [the local planning authority] should... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible. [We would also draw attention to the final point that] However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

This scheme of works will be for full historic building recording.