

Online Comment

Application H18-0413-20
Location 146 FIELDS FARM BRIDGE ROAD SUTTON BRIDGE PE12 9SN
Proposal Barn conversion including extension

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Date Submitted 10-06-20
For/Against Comments

The proposed development involves the conversion of historic agricultural buildings at Sutton Bridge.

They form part of an inter-war farmstead small holding, purpose built by the Ministry of Agriculture in the 1920s as part of the Crown Colony established by the Government at Sutton Bridge after their acquisition of the former Guys Hospital Estate. The farm colony was designed by the Government to provide returning servicemen with a place to settle and make a living from the land following the end of the First World War.

It was laid out with a series of architect-designed cottage "homes fit for heroes" in a contemporary style, but inspired by forms and materials of traditional rural vernacular architecture. Each had its own small barn to store produce and machinery, and a piece of land to farm as they saw fit.

The interwar cottage (not part of the present application) and associated barn are non-designated heritage assets in the terminology of the NPPF (paragraph 197), and together with similar farmsteads nearby and around Sutton Bridge contribute a great deal to the character and local distinctiveness to this part of South Holland.

The application to convert, and therefore preserve the barn in use is therefore welcomed. However, such conversions frequently require the repair, renewal, alteration and replacement of historic fabric and it is therefore beneficial to make a record of the building prior to conversion taking place.

Therefore, it is recommended that the developer should be required to undertake historic building recording to produce a photographic record of the building prior to conversion. This should be submitted to the local planning authority prior to works beginning on site.

"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", National Planning Policy Framework section 16, paragraph 199.

Please ask the developer to contact this office for further information.