

Online Comment

Application H18-0671-19
Location 36 PETTS LANE SUTTON BRIDGE SPALDING PE12 9QB
Proposal Extension and alterations of existing house. Existing outbuilding to be converted into annexe and buildings linked together with a link building

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 01-08-19
For/Against Comments

These buildings represent a well-preserved inter-war farmstead small holding, purpose built by the Ministry of Agriculture in the 1920s as part of the Crown Colony at Sutton Bridge on the former Guys Hospital Estate. This 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 and barn are non-designated heritage assets in the terminology of the NPPF (paragraph 197), and together contribute a great deal to the character and local distinctiveness to the countryside north of Sutton Bridge.

Many of the cottages were built as semidetached dwellings to save costs for the Ministry, but this particular cottage is unusual as a large detached example. Whilst many of the former crown colony farmsteads have been lost or heavily altered in the recent past, this example is well-preserved and retains much of its historic and architectural significance.

The present proposals involve the conversion of the original barn from the small holding, and a substantial new extension in the form of a projecting wing of modern design, as well as reordering and replacement of windows and doors, and the removal of one of the pair of chimneys on the original cottage. This would result in the new extension dominating the historic cottage and smallholding, to the extent that its historic character would no longer be legible, leading to an almost total loss of significance.

Cumulatively these alterations and the new render would result in the cottage taking on the appearance of a single wing of a new build executive home, which reflects neither the site's heritage, agricultural character or rural location. This is not in accordance with Policy 29 of the South East Lincolnshire Local Plan:

"To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design."

It is recommended that the developer work with the district's Conservation Officer to amend the proposals to better preserve the building's significance, and ensure that the new extension is sensitive to the design, detailing and setting of its historic host dwelling.