

Online Comment

Application	H18-0886-18
Location	Barn at land: Westmere Farm New Road Sutton Bridge PE12 9QD
Proposal	Convert existing disused barn to provide four-bed two-storey dwelling with extension for daily management, operation and security of established agricultural facility

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

Date Submitted	14-09-18
For/Against	Comments

The proposed development involves the conversion of the last surviving building of a large 19th century farmstead erected following the reclamation of this area, including drainage of the West Mere during this period. The farmstead was recorded by English Heritage as part of the Greater Lincolnshire Farmsteads project as:

"Partially extant 19th century farmstead. Regular courtyard of F plan. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site."

Traditional farm buildings such as this are increasingly becoming redundant in a rapidly changing industry. Yet they play an integral part in giving the landscape of South Holland its sense of place and character. With the increasing threat from decay or demolition they are a diminishing resource in our countryside. New uses frequently alter the original fabric and character of such building, and it is therefore beneficial to create a record of the structure before alteration or demolition.

With this in mind it is recommended that, prior to works commencing, the developer should be required to undertake historic building recording according to a specification 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 will be for historic building recording. This should be secured by South Holland District Council's standard conditions AR01, 02 and 03.

"Local planning authorities 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) publicly accessible." National Planning Policy Framework revised July 2018, Section 16, paragraph 199.

The proposed development also involves the construction of substantial new additions to the surviving historic building, and this office welcomes the intention in doing this to restore the historic three sided open courtyard plan of the original farmstead.