Online Comment

Application	H20-1010-25
Location	Land at Thistlewood Farm Old Fendyke Sutton St James PE12 0HE
Proposal	Conversion of Agricultural Buildings to 4 Dwellings

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Date Submitted	19-11-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).
The proposed development will comprise: 'It is proposed to alterations and change of use of 4 barn to form 4 dwellings, which are situated at Thistlewood Farm, as shown on plans P-24-2451-1 to P-24-2451-15.'
Historic mapping information - OS Map 1892-1914 in the HER (Historic Environment record) confirms that the 4 existing barns are an extant part of Building record MLI124021 - Thistlewood Farm, Sutton St. James: Thistlewood Farm, Sutton St. James. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site. {1}
The 4 existing barns on site are considered a non-designated heritage asset (NDHA) due to its distinctive construction. Documented examples predating the 1880s are rare, and barns from 1880-1940 are referenced in Historic England's Agricultural Buildings: Listing Selection Guide (April 2011). These structures exhibit highly distinctive architectural features and hold significant heritage value.
Nineteenth-century farmsteads contribute to local heritage by preserving the agricultural, architectural, cultural, and ecological history of the area, making them valuable assets for both present and future generations. Furthermore, these agricultural building are included in the Building the Evidence Base for Historic Farmsteads in Lincolnshire project, which mapped historic farmsteads predating the 2nd edition Ordnance Survey mapping of the early 1900s.
Conversion will have a significant impact on any surviving original fabric of the 4 barns.
Recommendation:
I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.
This will comprise a phased programme of mitigation work including, but not limited to, a level 3 historic building recording of the 4 barns, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'
No below ground archaeological works are necessary,
This will enable the barns to be recorded prior to conversion.
This should be secured by South Holland District Council's standard condition AR04 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).
With respect to the attached mitigation 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 are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.
Fourteen days' notice is required before commencement of any mitigation works.