

## Online Comment

**Application** H21-1138-25  
**Location** Lowgate Farm Lowgate Tydd St Mary PE13 5PF  
**Proposal** Proposed conversion of two brick-built barn buildings to form a single family dwelling (barn A) and associated garage (barn B)

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**Name** Greg Watkinson  
**Address** Conservation Officer

**Date Submitted** 09-12-25  
**For/Against** Comments

I write to confirm that I have no objections to this proposal.

Policy 23 of the SELLP, governing reuse of buildings in the countryside for residential purposes, states the following:

"Proposals for the conversion of existing buildings which are located outside defined settlement boundaries to residential use will be permitted provided that: (- )

2. the building is of architectural or historic merit or makes a positive contribution to the character of the landscape, to justify conversion to ensure retention;
3. the proposal is in keeping with its surroundings;
4. the design is sympathetic to the character and appearance of the building in terms of architectural detailing and materials of construction; and
5. development leads to an enhancement of the immediate setting of the building."

In this instance, the property in question is also a non-designated heritage asset (NDHA) by virtue of being listed under the Lincs HER (ref: MLI123987). Consequently, the proposal must be assessed for its impact upon the NDHA. Policy 29 of the SELLP, governing the historic environment, refers to NHDAs when it says:

"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"

In assessing the proposal, I find that the following apply to the tests set out by Policy 23;

The host building is of architectural merit, being a good example of a vernacular C19th farmstead.

The proposal is in keeping with the setting, being a fairly low-impact and sympathetic and sensitive form of development, with much of the extent of the proposed additional construction taking place within the existing footprint of the extant building. The materials proposed are fully acceptable, and it is clear that the applicant is committed to a standard of materials and construction, with reference to original building features which is above and beyond that which could be considered acceptable.

As a consequence of the above, bringing this disused site back into regular use would be an enhancement of the setting.

It naturally follows that I am also satisfied that this proposal assists in preserving the character of this NDHA in line with the requirements of P29 of the NPPF.

Consequently, I am satisfied that, notwithstanding any other relevant planning concerns, this proposal may be approved, subject to conditions. Those conditions should be a Lvl3 building recording / photographic survey to be carried out prior to commencement, as well as a condition requiring all fenestration to be timber. I would also suggest that full material schedule condition and conditions requiring detail of boundary treatments and landscaping are applied. Finally, I also recommend that permitted development rights should be removed for both extensions and boundary treatment.