

Online Comment

Application H22-0058-23
Location 28 Broadgate Weston Hills Spalding PE12 6DQ
Proposal Demolition and replacement of existing dwelling including change of use of agricultural land to residential curtilage

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Address Lincolnshire County Council Lancaster House 36 Orchard Street Lincoln LN1 1XX

Date Submitted 17-02-23
For/Against Comments

Contrary to the developer's supporting statement the cottage proposed for demolition is of historic and architectural interest. It is a typical vernacular fenland cottage, of a type which is highly locally distinctive and found across South Holland and the Lincolnshire Fens. Unfortunately they are now increasingly at risk of unsympathetic alteration and demolition, as only a handful have been designated as Listed buildings such as the former Cock & Magpie at Lutton (HER ref MLI94511) or Lime Cottage in Quadring (HER ref MLI94454).

The cottage is shown on the earliest detailed available mapping from the 1880s, and a cottage is also shown in this location on the Ordnance Survey map drawing from 1812 held by the British Library. The building is therefore at least 140 years old and could be earlier. The cottage could therefore be considered a non-designated heritage asset in the terminology of the National Planning Policy Framework.

It is disappointing that the proposed replacement dwelling does not appear to take inspiration from its predecessor, or fenland character and distinctiveness.

If the local planning authority is minded to grant permission it is recommended that the developer be required to commission a programme of historic building recording prior to any demolition or development in order that a lasting record of its evidential/archaeological interest can be made before it is lost. The building recording should be in accordance with a written scheme of archaeological investigation approved in writing by the local planning authority. This should be secured using South Holland District Council's standard conditions AR1, AR2, and AR3.

This is in accordance with the requirements of South East Lincolnshire Local Plan Policy 29, and the National Planning Policy Framework:

"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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."