Online Comment

Application	H22-0218-26
Location	Agricultural Barn Broadgate Weston Hills
Proposal	Demolition of existing agricultural barn and erection of residential dwelling.

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	09-04-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not provided a formal assessment of the archaeological or heritage potential of the site, as outlined in paragraph 207 of the National Planning Policy Framework (NPPF).
The proposed development comprises the "demolition of an existing agricultural barn and the erection of a residential dwelling."
Historic mapping held within the HER, including the OS Map 1892-1914, indicates the presence of an agricultural building in approximately the same location as the current proposal site. However, based on the information currently available, it is not possible to confirm with certainty that the building shown on the historic mapping is the same structure as that now proposed for demolition, nor to establish the extent to which any historic fabric may survive within the existing building.
Nevertheless, the available evidence suggests that the building may have historic interest and could potentially incorporate earlier fabric. If this were demonstrated, the building could merit consideration as a non-designated heritage asset (NDHA). Modest agricultural buildings of this type can make a positive contribution to local historic character, particularly where they retain evidential, architectural, or illustrative value relating to the agricultural development of the area.
In this context, demolition could result in the loss of a structure of heritage interest, including any surviving historic fabric.
Recommendation:
Should permission be granted, I recommend that a condition be attached requiring a proportionate programme of building recording prior to demolition. This should comprise a phased programme of pre-demolition mitigation, including, as a minimum, Level 1 historic building recording of the agricultural building, in accordance with Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice (2016).
No below-ground archaeological works are considered necessary in this case.
This approach would ensure that the building is appropriately recorded prior to demolition and would help clarify its date, origin, and significance, including whether it represents the structure shown on the historic mapping, incorporates reused material, or retains elements of earlier historic fabric.
This should be secured through South Holland District Council's standard condition AR04 and is consistent with paragraphs 207 and 218 of the NPPF and Policy 29 of the South East Lincolnshire Local Plan.
With regard 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 to request preparation of a brief for the works.