Online Comment

Application	H22-0337-25
Location	Oakleigh House 3 Pinfold Lane Weston PE12 6JW
Proposal	Single Storey Rear Extension to Form Dining Room & Internal Alterations

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Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	06-05-25
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise 'Single storey extension to the rear of the existing to form a dining room, internal remodelling of existing kitchen and utility room'.
The heritage Impact Assessment accompanying the application identifies the listed building significance as well as the impact of the proposal. The identified impacts have been assessed as limited and minimal. This is because of the sympathetic design.
Although the submitted Heritage Impact Assessment, provide relevant information, it is insufficient, and the required information should be presented in accordance with the recommendations outlined below.
A Level 1 Historic Building Record (HBR) should be undertaken by a qualified heritage professional, such as a heritage consultant, buildings archaeologist, or architectural historian, with expertise in recording and analysing historic structures. The work should be carried out by specialists from recognized archaeological units, consultancies, or chartered surveyors with heritage expertise. It is recommended that the appointed professional be a member of a relevant body such as the CIfA (Chartered Institute of field Archaeologists) or IHBC (Institute of Historic Building Conservation).
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 1 historic building recording of the listed building, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'
This will enable the buildings to be recorded prior to alteration.
This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).
Finally, considering the Listed Building significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.
With respect to the attached archaeological conditions, 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 archaeological works.