

Online Comment

Application H22-1031-23
Location 694 Broadgate Weston Spalding PE12 6JA
Proposal Restoration and extension of barn to form additional detached living accommodation associated with the main dwelling.

Name Jim Bonnor
Address Historic Places Team Lincolnshire County Council

Date Submitted 18-12-23
For/Against Comments

The heritage statement which accompanies the application rightly identifies that the building forms part of the curtilage of the listed building. Retention and sympathetic renovation of the building would make a positive contribution to the setting of the listed building and to the remaining buildings associated with the former farm.

The building is referred to as a barn, though clarification or justification for this description is not forthcoming in the statement, nor in the 2016 heritage statement and it is perhaps unfortunate that the buildings within the farm previously converted have not been recorded in any detail in order to ascertain their function and development and thereby aid the understanding and appreciation of the listed asset.

NPPF 2023, para. 205 states: '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.'

I recommend that a photographic record of the building and associated features is undertaken prior to development commencing in order that the historic fabric to be removed can be recorded along with any surviving evidence of the building's function and development along with its relationship to other buildings on the Site. The standard condition for photographic recording would be appropriate. A copy of the final report should be lodged with the HER and in an appropriate archive.