

Online Comment

Application H22-1085-24
Location Agricultural barn to the north of Weston Barn House Marsh Road Weston PE12 6HQ
Proposal Conversion of agricultural barn to single dwelling including demolition of lean-to, erection of extension and garage and formation of new access

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

Date Submitted 14-02-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed development will comprise: Conversion of agricultural barn to single dwelling including demolition of lean-to, erection of extension and garage and formation of new access.

Historic mapping information - OS Map 1892-1914 in the HER (Historic Environment record) confirms that the agricultural barn is an extant part of Monument record MLI122915 - Bottom Yard, Weston: 'Redeveloped 19th century farmstead. Regular courtyard of U plan. The farmhouse was detached from the main working complex. Isolated location.'

The existing barn on site is considered a non-designated heritage asset (NDHA) due to its distinctive construction. Documented examples predating the 1880s are rare, and barns from 1880-1940 are referenced in Historic England's Agricultural Buildings: Listing Selection Guide (April 2011). These structures exhibit highly distinctive architectural features and hold significant heritage value.

Nineteenth-century farmsteads contribute to local heritage by preserving the agricultural, architectural, cultural, and ecological history of the area, making them valuable assets for both present and future generations. Furthermore, this barn is included in the Building the Evidence Base for Historic Farmsteads in Lincolnshire project, which mapped historic farmsteads predating the 2nd edition Ordnance Survey mapping of the early 1900s.

Conversion will have a significant impact on any surviving original fabric of the barn.

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 3 historic building recording of the barns, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'

No below ground archaeological works are necessary,

This will enable the barn to be recorded prior to conversion.

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 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached mitigation 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 mitigation works.