

Online Comment

Application H23-0201-26
Location Former Telephone Exchange Common Road Whaplode Drove PE12 0UF
Proposal Change of use of former telephone exchange to residential dwelling with new flexible outdoor entertainment space to the rear.

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 23-03-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has provided a brief assessment of the archaeological or heritage potential of the site (included in the design and access statement/structural appraisal), as outlined in the NPPF (paragraph 207).

The proposed development will comprise: 'Change of use of former telephone exchange to residential dwelling with new flexible outdoor entertainment space to the rear.'

The submitted Structural Appraisal outlines the significance of the former early 20th century GPO rural telephone exchange and the impact of the proposal upon its historic fabric. Taken together, the submitted Design and Access Statement and Structural Appraisal support the view that the building has historic and architectural interest as a surviving former GPO rural telephone exchange, and that it therefore constitutes a non-designated building with some historic and architectural merit. The building also derives some social-historic interest from its association with the development of rural telecommunications and the wider expansion of employment opportunities for women in the early-to-mid 20th century.

Former telephone exchange buildings are recognised as a relevant building type within Historic England's guidance Infrastructure: Utilities and Communication (HEAG117)

Recommendation:

We recommend that, if permission is granted, a condition be attached requiring a mitigation strategy to effectively address this site.

This will comprise a programme of pre-development mitigation works, including a Level 2 historic building recording, to be undertaken in accordance with Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

No below-ground archaeological works are necessary.

This will ensure that any historic fabric subject to adverse impact/conversion is appropriately recorded prior to the commencement of development works.

This should be secured by South Holland District Council's standard condition AR04 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 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 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.

Finally, we also recommend consultation of the SHDC Conservation Officer, given the building's historic and architectural interest as a former rural telephone exchange and its potential status as a non-designated heritage asset.