

Online Comment

Application H23-0508-24
Location Adj Holmlea Millgate Whaplode PE12 6RT
Proposal Proposed demolition of existing dutch barn, change of use of land to domestic curtilage and erection of single storey timber lodge with associated off street parking and landscaping

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

Date Submitted 05-07-24
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise demolition of an existing Dutch barn, change of use of land to domestic curtilage and erection of single storey timber lodge with associated off-street parking and landscaping.

The applicant has not provided an assessment of archaeological/heritage potential for the site as required in the NPPF (paragraph 200).

These types of construction are highly distinctive buildings. The Dutch barn precise date and condition is not currently established. Any documented pre-1880s examples will be rare. 1880-1940 Dutch Barns are included in Historic England, Agricultural Buildings, Listing Selection Guide, April 2011.

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

Recommendation:

Currently there is insufficient specific information on the heritage significance for the site and the extent of impact to the standing building s from the proposed development.

Given the unknown date and condition, and potential significance, I recommend that the applicant submit the results of a level 1 historic building recording of the barn, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'. This will enable any remaining original fabric of the barn which currently survives on this site to be initially assessed and recorded. This will also help inform an appropriate mitigation strategy for the proposed impact if necessary (ie: a higher level of historic building recording and should permission be subsequently granted.

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 200 and 211.

Finally, due to the building potential significance, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the historic building recording, 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.