Online Comment

Application	H23-0745-24
Location	Thurslie Cottage Dowsdale Bank Crowland PE6 0NF
Proposal	Demolition of existing two storey dwelling & erection of a single storey dwelling

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Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX
Date Submitted	24-09-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise "Demolition of existing two storey dwelling & erection of a single storey dwelling".
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 200).
The design and access statement accompanying the application suggests that "the building is not of architectural or historic merit" However, this appears to be inaccurate.
The two-storey dwelling is part of a partially extant 19th century farmstead, and a non-designated heritage asset included within the HER: MLI123328 - Thursley Farm, Whaplode.
In addition, it is included in the 'Building the Evidence Base for Historic Farmsteads in Lincolnshire'. This project mapped Lincolnshire's historic farmsteads (defined as those that pre-date the 2nd edition Ordnance Survey mapping of the early 1900s).
The original building has been altered slightly, with PVC windows and probably new roof covering, but it will still have historic fabric. The open-ended cart shed on the north-eastern side, is also shown on the 1904 OS map.
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 two-storey dwelling (farmstead), in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable the two-storey dwelling (farmstead) to be recorded prior to demolition.
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 building significance, 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.