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	Greg Watkinson
Address	Conservation Officer
Date Submitted	25-09-24
For/Against	Comments

The building in question is a clear example of a Non-Designated Heritage Asset (NDHA), being identified and listed within the County Council Historic Environment Record under reference MLI123328, as Thursley Farm. Moreover, the property was also surveyed as part of and features within the 2015 Historic England Project 'Building the Evidence Base for Historic Farmsteads in Greater Lincolnshire. The case for this building being considered an NDHA is therefore evidently strongly supported by archival records. Moreover, this strongly disputes the applicant's assertion that the property is of no architectural or historic merit.

It is true that the property has been substantially altered in recent decades to the degree that a large portion of the appeal of the property has been negatively influenced by change. Para. 2029 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application, and that when a proposal would affect such an asset, a balanced judgement will be required having regard to the scale of any harm or loss. P29 of the SELLP requires the LPA to ensure that all proposals 'conserve and enhance the character and appearance of Non-Designated Heritage Assets).

Given the state of the HER recording, demolition of this remaining building would appear to result in the total loss of the NDHA. I would therefore suggest that the onus is now upon the applicant to offer a clear and convincing justification of the proposal and as such, a full heritage impact assessment should be undertaken and submitted prior to a final decision being made. This justification should seek to convincingly establish why demolition is necessary and the extant building cannot be retained and potentially incorporated into a wider scheme rather than simply being demolished.