Online Comment

Application	H23-0946-24
Location	Holmlea Mill Gate Whaplode PE12 6RT
Proposal	Proposed conversion of dutch barn to form a single residential dwelling

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

Date Submitted	09-12-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise conversion of Dutch barn to form a single residential dwelling.
The design and access statement accompanying the application states that "The barn proposed for conversion is not listed, however it has historic and architectural value because it is a good example of a Dutch Barn. The Dutch Barn form has a distinctive low barrel roof that originated in the Netherlands but has become closely associated with the South Holland District. These barns are a finite resource in the district and are therefore worth conserving"
The existing Dutch barn on site is considered to be a non-designated heritage asset (NDHA).
These types of construction are highly distinctive buildings. Any documented pre-1880s examples will be rare. 1880-1940 Dutch Barns are included in Historic England, Agricultural Buildings, Listing Selection Guide, April 2011.
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 Dutch barn, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'.
This will enable the Dutch 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 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).
Finally, considering the building significance and potential impacts to the setting, 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.