Online Comment

Application	H23-1096-24
Location	PIPWELL MANOR WASHWAY ROAD SARACENS HEAD PE12 8AY
Proposal	Conversion of existing storage barns into ancillary accommodation

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Date Submitted	06-02-25
For/Against	Comments

Thank you for consulting us on this application.
The proposed development will comprise conversion of two barns to be used as residential dwellings.
The Design and Access Statement accompanying the application identifies the barns as non-designated heritage assets (NDHAs), particularly as part of a historic farmyard within the curtilage of the Grade II listed Pipwell Manor.
The existing barns on site are considered NDHAs, as these structures are highly distinctive. Any documented examples predating the 1880s are rare. Barns from 1880-1940 are referenced in Historic England's Agricultural Buildings: Listing Selection Guide (April 2011).
Although Barn B is a later addition, it remains within the curtilage of the listed building, contributing to the evolution of the wider historic setting.
According to Historic England's guidance, structures within the curtilage of a listed building are considered part of the listed building. This means that Barn B, despite being a later addition, holds heritage significance due to its location within the curtilage of Pipwell Manor. Its presence contributes to the understanding of the property's historical development and the broader historic environment.
Conversion will have a significant impact on any surviving original fabric of the barns.
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 barns, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'
This will enable the barns 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 adjacent Listed Building II Pipwell Manor 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.