

ENVIRONMENT TEAM – PLANNING CONSULTATIONS



PLANNING REFERENCE: PA/2011/1489

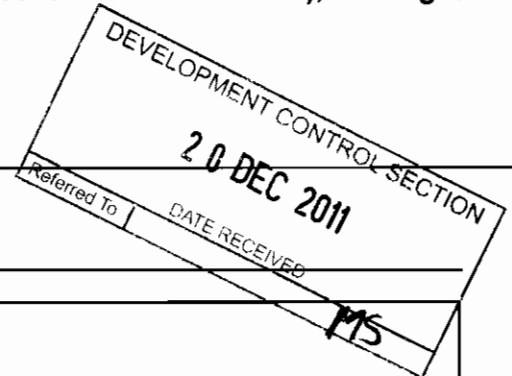
GROUP: HISTORIC ENVIRONMENT RECORD (HER)
LINE MANAGER:
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SUBJECT: Planning permission for the conversion of three farm buildings into two dwellings (Re-submission of PA/2011/0589 dated 27/06/2011), Horsegate Farm, Barns at, North End, Goxhill

PARISH: Goxhill



DATE ISSUED: 19/12/2011

SUMMARY OF ADVICE

- The Listed Grade II threshing barn and associated farm buildings form a typical courtyard farmstead of mid-late 18th century date. The significance of these built heritage assets is in the form and fabric of the structures representing past agricultural practices relating to farming and social practices that have been replaced. The proposed alterations will change the nature and character of the agricultural farmstead to that of a residential complex.
- The HER has no objection in principle to these proposals subject to conditions that secure a programme of historic building recording in advance of development commencing.
- Please note that Eddie Rychlak will comment separately in relation to the Listed Building Consent and any design issues relating to this proposal.

HISTORIC ENVIRONMENT RECORD (HER) GROUP FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals.

The Group also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies.

DETAILED ADVICE: Thank you for consulting the HER on this application. We responded to the previous application ref: PA/2011/0589 and our recommendations are unchanged. Please note that Eddie Rychlak will comment separately on the application for Listed Building Consent.

The Listed Grade II threshing barn and associated farm buildings at Horsegate Farm form a typical farmstead ranged around a courtyard with the former farmhouse situated in the southern range. The threshing barn is of mid-late 18th century date and the other farm buildings are most probably contemporary. The farmstead appears on the OS 25" first edition mapping dating from 1886-88.

The barn and farmbuildings form an agricultural complex reflecting the farming practices of this region during the 18th – mid 20th centuries. The form of these buildings relates to farming and social practices which have already been superseded, and for which they are important and vulnerable evidence. Changing farm practices and diversification both within the region and on a national scale are rapidly rendering many traditional farm buildings surplus to the requirements of modern agricultural practice, resulting in the loss or conversion of increasing numbers of important and regionally distinct farm buildings to residential or other use. Farm buildings and complexes in this region have been little studied until recently but are now recognised as being of local and potentially regional importance. The HER currently has no further information about this historic farmstead.

The current proposals will alter, remove or obscure elements of the historic building fabric that are important to the understanding of the nature and function of the individual elements and the overall complex. The conversion will however safeguard the buildings, and the principle is considered acceptable to the HER. It is however important that these structures are fully recorded in advance of their alteration. The resultant record should then be placed on the Historic Environment Record to ensure that a permanent archive record is preserved of the agricultural function of the barns to inform future study and management.

This is in accordance with Planning Policy Statement PPS5: Planning for the Historic Environment; policy HE12.3 requires that 'where the loss of the whole or a material part of a heritage asset's significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate'. The policy further provides for the deposition of the results of this recording with the Historic Environment Record and making this information publicly available. This procedure is also set out in saved local plan policy HE9.

An appropriate record of the barns should comprise a photographic survey and descriptive record, incorporating a primary photographic archive of the structure together with a written account of the building's origin, development and use, supplemented by a drawn record. The recording should be carried out in advance of the conversion. All work should conform to be to the recording specifications in *Understanding Historic Buildings, A Guide to Good Recording Practice*, 2006, English Heritage (<http://www.helm.org.uk/>).

A suitably qualified individual or organisation with proven experience of historic building recording should undertake the survey. The recording would be carried out in strict accordance with the applicant's proposed timetable and would cause no delay to the development unless otherwise agreed. The HER can provide a brief for the recording programme, or advise on a specification produced by the developer's contractor. All historic building recording work should be undertaken in accordance with the relevant Institute of Archaeologists' Standards and Guidance (www.archaeologists.net) and English Heritage professional guidelines (<http://www.english-heritage.org.uk/>).

I would be grateful therefore if you could attach the following specifically worded conditions to any permission that might be granted:

Condition 1

No alteration or development shall take place until the applicant, or their agents or successors in title, has produced an historic building record of the farm buildings in accordance with a written specification, including a timetable for the recording, which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Condition 2

The historic building recording shall be carried out in accordance with the approved details and timings, subject to any variations agreed in writing by the local planning authority.

Condition 3

The historic building archive shall be deposited at the North Lincolnshire Historic Environment Record within six months of the date of commencement of the development hereby approved by this permission or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with policy HE 9 of the North Lincolnshire Local Plan as the farm buildings are of local architectural significance.

It would also be useful to attach a standard informative to a decision notice, to explain to the developer the requirements of the conditions and the content of the written specification. I would suggest the following:

Informative

The applicant is advised to contact the North Lincolnshire Historic Environment Record for an explanation about the historic building recording and written specification at least 20 working days prior to the proposed commencement of development (email Alison.Williams@northlincs.gov.uk; tel: 01724 867822).

I trust this recommendation is satisfactory.