

ENVIRONMENT TEAM – PLANNING CONSULTATIONS

PLANNING REFERENCE: PA/2013/0286

CASE OFFICER: Tanya Coggon



GROUP: HISTORIC ENVIRONMENT
RECORD (HER)
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SUBJECT: Planning permission to demolish existing dwelling and erect 3 detached dwellings, Thatched cottage site, West Street and Redbourne Road, Hibaldstow

PARISH: Hibaldstow

RECEIVED

By Development Control at 5:10 pm, Mar 28, 2013

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SUMMARY OF ADVICE

- The application site lies within an area where archaeological remains were anticipated.
- Accordingly, the applicant has submitted a Heritage Statement comprising archaeological desk-based assessment and field evaluation to inform the planning decision in line with policies 128 & 129 of the NPPF
- No significant archaeological features were identified during the field evaluation and the HER concurs with the view of the Heritage Statement that no further archaeological work is warranted either in advance of or during the proposed development
- The Heritage Statement includes an assessment of the building to be demolished known as 'The Thatched Cottage' and it is noted that a photograph of the original cottage has emerged in comments submitted by a local resident
- The HER has no objection to the application subject to conditions securing a programme of historic building recording to be undertaken prior to and during demolition of the existing dwelling.

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.

Policies 128 & 129 of the NPPF require an applicant to submit sufficient information about the significance of any heritage assets that their proposals may affect that allows the local planning authority to assess the degree of impact on heritage assets and their settings, and how this impact may be mitigated, if at all. Where heritage assets of archaeological interest are involved this assessment may require both desk based research and a field evaluation. This information allows the planning authority to make an informed and reasonable decision in line with the NPPF and local planning policies including policy CS6 of the North Lincolnshire Core Strategy and saved local plan policy HE9 Archaeological Evaluation.

The proposed development site lies within an area where archaeological remains relating to Roman and medieval settlement were anticipated. The HER provided pre-application advice that a heritage assessment was therefore required.

The applicant has submitted a thorough Heritage Statement with the current application that incorporates the results of archaeological desk-based and field evaluation, as well as an assessment of the existing dwelling on the site known as 'The Thatched Cottage'.

The archaeological evaluation did not identify any features or finds of significance and the Heritage Statement concludes that no further archaeological work is warranted on the site. The HER agrees with this conclusion.

The assessment of the existing dwelling suggests that this is not the original building known as 'The Thatched Cottage' but stands on the site and has probably been rebuilt in the 19th/20th centuries. This interpretation would appear to be borne out by the photograph of the thatched cottage submitted in response to this application by a local resident. This photograph shows a stone built thatched cottage, probably of 18th/early 19th century date, whereas the current structure is built of post 1880 brick. It is possible that the extant building contains remnants of the earlier structure. As such the HER advises that a programme of monitoring and historic building recording should be undertaken prior to and/or during the demolition in order to identify and record early structural remains.

The resultant record should then be placed on the Historic Environment Record to ensure that a permanent archive record is preserved of the cottage to inform future study and management.

This is in accordance with policy 141 of the NPPF which states that the '*Local Planning Authority... should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible [within the Historic Environment Record].*' This procedure is also set out in saved local plan policy HE9.

An appropriate record of the dwelling house 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. 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 demolition shall take place until the applicant, or their agents or successors in title, has produced a written specification for an historic building record, 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 demolition and 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 HE9 of the North Lincolnshire Local Plan because the dwelling is of historical and architectural interest

It would also be useful to attach the following 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 297471).

I trust this recommendation is satisfactory.