

PLANNING CONSULTATIONS

REFERENCE: PA/2019/1028

CASE OFFICER: SCOTT JACKSON



TEAM: HISTORIC ENVIRONMENT RECORD

AUTHOR: ALISON WILLIAMS, HISTORIC ENVIRONMENT OFFICER

TEL: 01724 297471

EMAIL: alison.williams@northlincs.gov.uk



SUBJECT: Listed building consent to repair and refurbish carriage house and stable/dovecote, land south of Tetley House, Tetley, Crowle

PARISH: CROWLE

DATE ISSUED: 12/03/2020

SUMMARY OF ADVICE

- This proposal affects designated heritage assets and their settings; the Conservation Officer has already provided recommendations re the built heritage and principle of development
- Where the planning authority is minded to grant consent, any permission should be subject to conditions securing a programme of archaeological and historic building recording prior to and during the repair and refurbishment work.

HISTORIC ENVIRONMENT RECORD (HER) 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 HER database is updated as new information about the historic environment is discovered.

The HER 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. See <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-and-conservation/>

DETAILED ADVICE: Thank you for consulting the HER on this application. The key heritage assets are the listed buildings. The Conservation Officer has already provided his advice relating to the built heritage issues.

Should the planning authority grant LBC for these proposals it will be important to ensure that the historic buildings are fully recorded in advance of, and during, the repair and refurbishments works. The resultant record should then be placed on the Historic Environment Record to secure a permanent archive and inform the future management of the Listed Buildings.

The appropriate level of recording of the historic buildings should be to Level 2 specified in *Understanding Historic Buildings, A Guide to Good Recording Practice*, 2016, English Heritage (<http://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>). A level 2 survey is a descriptive record, comprising a primary photographic archive of the structure and its setting and a general account of the building's origin, development and use, supplemented by accurate drawn records as required.

The recording must be carried out in advance of any repairs or refurbishment taking place, as well as during and after the works to ensure that those parts of the building that cannot be accessed in advance, can be adequately recorded.

It will also be important for a programme of archaeological monitoring and recording to be carried out during any ground excavations associated with these works to recover evidence of the origins and construction of the structures and any previous occupation, as it relates to the historic settlement of Tetley and Crowle.

A suitably qualified individual or organisation with proven experience of archaeological and historic building recording should undertake the survey using appropriate equipment and materials to create an archival quality record. 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 advice on a specification produced by the developer's contractor. All archaeological and historic building recording work should be undertaken in accordance with the relevant Chartered Institute for Archaeologists published Standards and Guidance (<http://www.archaeologists.net/>) and Historic England professional guidelines (<http://www.historicengland.org.uk/publications/guidelines-and-standards>).

The following specifically worded conditions are advised should any permission be granted:

Condition 1

No demolition shall take place until the applicant, or their agents or successors in title, has secured the implementation of an Historic Building Record, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing, by the local planning authority. The strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record equivalent to Historic England's Level 2 building survey. The historic building recording shall be carried out in accordance with the approved details and timings.

Reason

To comply with NPPF 199, policy CS6 of the Core Strategy and policy HE9 of the North Lincolnshire Local Plan as the buildings are a heritage asset of local historic value that form part of a group of historic buildings. Demolition will result in the loss of historically significant evidence; the proposed historic building record will ensure that such evidence is appropriately recorded and a permanent archive created.

Condition 2

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of an archaeological mitigation strategy, to be defined in a Written Scheme of Investigation that has been submitted to, and approved in writing, by the local planning authority. The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.

Reason

To comply with NPPF 199, policy CS6 of the Core Strategy, policy HE9 of the North Lincolnshire Local Plan because the site could contain archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required in order to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding. The archaeological mitigation strategy must be prepared and approved for implementation prior to the commencement of any groundwork within the application site that would otherwise result in destruction without record.

Condition 3

The historic building and archaeological report and 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 NPPF 199, policy CS6 of the Core Strategy and policies HE9 of the North Lincolnshire Local Plan because historic buildings will be demolished and archaeologically significant remains may be destroyed during construction groundwork; the proposed recording will ensure that these heritage assets are appropriately recorded and a permanent archive created.

I trust this recommendation is satisfactory.