

MEMO

**North
Lincolnshire
Council**

TO: JENNIFER ASHWORTH, DEVELOPMENT MANAGEMENT
FROM: ALISON WILLIAMS, HISTORIC ENVIRONMENT RECORD
REF: PA/2022/1653
DATE: 19/10/2022

SUBJECT: Planning permission for erection of a replacement dwelling and conversion of barn to a dwelling, Pond Farm, Station Road, Graizelound

PARISH: HAXEY

SUMMARY OF ADVICE

- The applicant has submitted a Heritage Statement, unfortunately the HER data was obtained through a third-party website not considered appropriate for planning purposes; the data is incomplete and out-of-date
- Pond Farm is a 19th century unlisted farmstead recorded on the HER
- The farm is located within the Area of Special Historic Landscape Interest of the Isle of Axholme (Local Plan Policy LC14), within the Early Enclosed Land character area south of Graizelound
- No objection subject to standard conditions securing the use of appropriate traditional building materials in accordance with Policy LC14, and a standard condition removing permitted development rights to avoid the unregulated extension of the built environment into the protected historic landscape area to the rear of the dwellings.

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 within the Area of Special Historic Landscape Interest of the Isle of Axholme.

POLICY

Local Plan Policy LC14 will apply which states:

‘The Isle of Axholme is designated as an area of Special Historic Landscape Interest.

Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features.

Development required to meet the social and economic needs of rural communities and small scale tourist and outdoor sport and recreational development will be permitted provided such development is related to the historic landscape and its features.

A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.

Schemes to improve, restore or manage the historic landscape will be sought in connection with, and commensurate with the scale of, any new development affecting the area of Special Historic Landscape Interest.’

RECOMMENDATION

The HER is satisfied that the application does not conflict with Local Plan policy LC14.

Where the planning authority is minded to grant permission, it is requested that a condition is attached to secure the use of appropriate traditional building materials of bricks to match existing and clay pantiles.

Where the planning authority is minded to grant permission, it is requested that a condition is attached to remove permitted development rights to avoid the extension of the built environment into the historic landscape, and beyond the Development Limit, as follows:

Condition

Notwithstanding the provisions of Classes A, B, C, D, E and G of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order (2015), or any order re-enacting that order with or without modification, no extensions, buildings or enclosures shall be erected on the site or installed on the buildings other than those expressly authorised by this permission.

Reason

To protect the historic landscape in accordance with policy LC14 of the North Lincolnshire Local Plan and CS6 of the North Lincolnshire Core Strategy.

**Alison Williams
Historic Environment Officer**

