

MEMO

**North
Lincolnshire
Council**

TO: ALAN REDMOND, DEVELOPMENT MANAGEMENT
FROM: ALISON WILLIAMS, HISTORIC ENVIRONMENT RECORD
REF: PA/2022/1829
DATE: 01/11/2022

SUBJECT: Planning permission to convert existing farm buildings into seven dwellings, Roxby Grange Farm, North Street, Roxby
PARISH: ROXBY CUM RISBY

SUMMARY OF ADVICE

- The farm buildings at Grange Farm are a non-designated heritage asset of local historic value that contribute to the rural character of the countryside and form a legible connection to the agricultural heritage of the parish
- The HER does not object to the sensitive conversion of the farm buildings
- The application site lies within an area where archaeological remains of prehistoric and Roman date can be anticipated
- A programme of archaeological monitoring and recording should be undertaken during all groundwork to offset the harm to any archaeological remains that may be disturbed or destroyed by construction
- Where the planning authority is minded to grant consent, any permission should be subject to conditions securing the implementation of an approved Written Scheme of Investigation (WSI) detailing the archaeological 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 applicant has submitted a Heritage Assessment that identifies heritage assets that the proposed development may affect. The records of these assets were accessed via the Heritage Gateway, however this data is considerably out of date and not suitable for use for planning purposes; not all the relevant data available on the HER is included in the assessment. The statement includes a basic photographic record and description of the existing farm buildings that is satisfactory, although it is noted that the building numbering does not fully correspond with the site plan.

HERITAGE POLICY

Paragraphs 194 & 195 of the National Planning Policy Framework (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; paragraph 194 states that consultation of the HER is a requirement of this assessment process (NB accessing HER records via the Heritage Gateway web portal is not sufficient as these records are not regularly updated and stated to be unsuitable for planning purposes).

Effects of an application on non-designated heritage assets are a material consideration and local planning authorities are directed to have regard to the scale of any harm or loss and the significance of the heritage asset when judging the planning balance (NPPF 203).

Where loss of heritage assets as a result of development is considered justified, paragraph 205 of the NPPF states that the ***'Local planning authorities should 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 also accords with saved Local Plan policy HE9.

Core Strategy CS6 also applies ***'The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.'***

ARCHAEOLOGICAL INTEREST AND ASSESSMENT

Grange Farm was built around the mid-19th century, the farmhouse standing a short distance to the west of the farmyard and working buildings. The farmbuildings were laid out on the roadside around a regular courtyard plan with linked working buildings to all four sides of the yard with a second yard and further single range of buildings lying to the north opening out onto the surrounding agricultural land. Much of the original farmstead buildings survive and are largely as first depicted on the OS 25" first edition mapping dating from 1886-88. Grange Farm was identified during the Lincolnshire Farmstead Assessment Project and recorded on the HER in 2015.

The farmstead is of local historic significance reflecting the rural agricultural character of the village and the use of local building materials. The retention and sensitive conversion of the barn is important to conserve this local character.

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 building, and the principle is considered acceptable to the HER.

The Heritage Statement includes a sufficient photographic record of the existing farm buildings and their farmyard context and it is not considered necessary to recommend any further recording in connection with this proposal.

In addition to the records reproduced in the Heritage Statement, our database and GIS show that the application site is located in an area where archaeological remains of prehistoric and/or Roman date

can be anticipated. The cropmarks of an early field system visible on aerial photographs are mapped across an extensive area surrounding the application site. Finds of prehistoric and Romano-British artefacts are recorded from the areas of these cropmarks and there is potential for the application site to contain archaeological remains associated with this activity.

The Structural Appraisal report submitted with this application demonstrates that the foundations of the existing buildings are shallow and any archaeological features would likely survive beneath the buildings and within the surrounding farmyard. Any groundwork associated with the proposed development such as the excavation of new foundations, underpinning, SUDs drainage features and additional service trenches has the potential to disturb or destroy archaeological evidence and the significance of any such remains.

The HER does not wish to object to the application to convert the existing farm buildings provided that appropriate mitigation measures to conserve the archaeological evidence of the site are adopted. Such measures should comprise a programme of monitoring, excavation and recording during any groundworks associated with the proposals, commonly known as a 'watching brief'. The archaeological fieldwork would be followed by post-excavation assessment, reporting, analysis and publication of any results as required.

A suitably qualified archaeological contractor should undertake this work on the developer's behalf in accordance with a Written Scheme of Investigation (WSI) to be submitted to and agreed with the planning authority in advance of any development commencing.

I would be happy to advise the developer on the content of a WSI that would deal with the anticipated archaeological deposits, or advise on a specification produced by the developer's archaeologist. All archaeological work should be undertaken in accordance with the relevant Chartered Institute of Archaeologists' Standards and Guidance (www.archaeologists.net) and relevant Historic England professional guidelines (<http://www.historicengland.org.uk/images-books/publications/>).

RECOMMENDATION

Where the planning authority is minded to grant permission for this application, the provision for this archaeological work programme can be accommodated by the standard conditions and so I would be grateful if the following wording could be added to any permission that may be granted:

Condition 1

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 strategy shall accord with a brief provided by North Lincolnshire Historic Environment Record and shall include details of the following:

- i. Measures to ensure the preservation by record of archaeological features within the footprint of the development
- ii. Methodologies for the recording and recovery of archaeological remains including artefacts and ecofacts.
- iii. Post-fieldwork methodologies for assessment and analyses.
- iv. Report content and arrangements for dissemination, and publication proposals.
- v. Archive preparation and deposition with recognised repositories including the ADS.
- vi. A timetable of works in relation to the proposed development, including sufficient notification and allowance of time to ensure that the site work is undertaken and completed in accordance with the strategy.
- vii. Monitoring arrangements, including the notification in writing to the North Lincolnshire Historic Environment Record Office of the commencement of archaeological works and the opportunity to monitor such works.
- viii. A list of all staff involved in the implementation of the strategy, including sub-contractors and specialists, their responsibilities and qualifications.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan because the site potentially contains 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 2

The applicant shall notify the planning authority in writing of the intention to commence the archaeological site works at least 7 days before commencement. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan

Condition 3

The dwellings

shall not be occupied until any post-investigation assessment has been commissioned in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan

Condition 4

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record within six months of commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 205 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan

It will also be important to ensure that appropriate building materials are used in the conversions, and that the details of the design of the windows and doors are further in keeping with the historic character. Material samples and scale drawings should therefore be submitted for the approval of the planning authority prior to development commencing.

Condition 5

No development shall take place until samples of the external facing materials to be used have been submitted to and approved in writing by the local planning authority and only the approved materials shall be used.

Condition 6

No development shall take place until detailed drawings of the proposed windows and openings have been submitted to and approved in writing by the local planning authority.

Reason

To comply with policy HE9 of the North Lincolnshire Local Plan as the farmbuildings are a heritage asset of local significance.

I trust this recommendation is acceptable.

Alison Williams
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