

Online Comment

Application H01-0777-26
Location 110 BARRIER BANK COWBIT SPALDING PE12 6AQ
Proposal Erection of Replacement Dwelling

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Date Submitted 09-09-26
For/Against Comments

The building is recorded on the Lincolnshire Historic Environment Record and is considered to be a non-designated heritage asset due to its communal and historic value to the local area.

The proposal seeks the complete demolition of the non-designated heritage asset and its replacement with a new dwelling. However, insufficient information has been submitted to justify the loss of the building. In particular, no assessment of significance or assessment of the effects of the proposal on that significance has been provided, as required by NPPF Policy HE5.1. Whilst a Level 1 Building Record has been submitted, this does not fulfil that requirement and can only be used to support the assessment of significance and the impact arising from its demolition.

Furthermore, no information has been provided to demonstrate why the building cannot be retained, repaired and reused, nor has a case been made that the benefits of the proposal would outweigh the loss of the heritage asset.

Policy HE7.3 of the NPPF states:

"Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset."

As the proposal would result in the total loss of the non-designated heritage asset, and no justification has been provided, the application currently fails to demonstrate how the application meets Policy HE7.3 and is therefore not supported on heritage grounds.

No evidence has been provided to demonstrate why the building cannot reasonably be reused. As such, the proposal fails to justify the demolition of the non-designated heritage asset and fails to comply with National policy. If no further supporting information is submitted, we recommend that the application be refused on heritage grounds.

Should the Local Planning Authority be minded to approve the application, a Level 4 Historic Building Record should be secured prior to demolition. Given the complete loss of the asset proposed, the submitted Level 1 record is not considered sufficient to adequately document its significance and historic interest.

Comments made in line with:

National Planning Policy Framework (2026)

HE4.3: Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.

HE5.1: Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance.

HE7.3: Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset