
From: Ruben Lopez <Ruben.Lopez@lincolnshire.gov.uk>
Sent: 12 May 2026 15:04
To: _planningadvice
Cc: Bryan, Jacob
Subject: RE: Consultation - H22-0353-26: MAGPIE COTTAGE

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H22-0353-26: MAGPIE COTTAGE

Thank you for consulting us on this application.

Non-designated heritage asset:

It is noted that the applicant has not provided an assessment of the heritage significance of the proposal, as outlined in the NPPF (paragraph 207).

The proposed development will comprise: *Self Build Replacement Dwelling*- including demolition of Magpie Cottage.

The HER (Historic Environment Record) contains information about the building proposed for demolition: MLI122951 Magpie Cottage, Weston. Extant 19th century farmstead. Row. The farmhouse is detached from the main working complex. Located within a loose farmstead cluster. Large modern sheds are located to the side of the site. {1} <1> English Heritage / Historic England, 2015, Greater Lincolnshire Farmsteads Project, 8698 (Digital Archive). SLI15702.

Magpie Cottage is considered to be a non-designated heritage asset of local significance on account of its historic agricultural character and evidential value as a surviving 19th-century farmstead. Its presence is confirmed by the Ordnance Survey Historic Map of 1892–1914, indicating that it forms part of the historic rural landscape of South Holland. Nineteenth- and early 20th-century farmsteads are recognised as an important component of the historic environment in both Historic England’s *Agricultural Buildings: Listing Selection Guide* (April 2011) and the *Greater Lincolnshire Farmsteads Project* (Historic England, 2015).

Traditional farmsteads of this kind make an important contribution to local character and sense of place, illustrating the agricultural, architectural and social history of the area. As recognised in the *Greater Lincolnshire Farmsteads Project* (Historic England, 2015), such buildings form a significant part of Lincolnshire’s historic landscape character, but are increasingly vulnerable as changing agricultural practices render them redundant and expose them to alteration, conversion or loss.

As a surviving historic farmstead, Magpie Cottage is therefore considered to possess local heritage significance as a vernacular agricultural group that contributes to the character of the rural landscape and provides evidential value for the development of the area’s agricultural economy and settlement pattern. The farmstead retains a high degree of legibility in its original form and function, contributing meaningfully to the historic identity of Weston Hills. Its local heritage value is particularly significant given its relationship with area’s agricultural economy and settlement pattern. The demolition of this building would result in the erosion of the area’s historic environment and sense of place, which directly conflicts with the National Planning Policy Framework’s (NPPF) aim of preserving buildings of local interest.

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The building is recorded on the Historic Environment Record (HER) under monument number MLI122951. As such, the scale of harm or loss must be carefully weighed in determining any application that directly or indirectly affects its significance (NPPF, paragraph 216 Dec 2024). The complete demolition of the farmhouse would constitute total loss, which should be avoided unless exceptional circumstances are demonstrated.

Planning balance:

The proposed development seeks to deliver a new dwelling, which is a recognised benefit. However, this must be weighed against the total loss of a historic building that contributes to the area's historic identity and sense of place. Magpie Cottage serves as a local landmark, and its demolition would result in a net loss of heritage value for the community. Retaining and retrofitting the building would provide a more balanced outcome, addressing both the heritage and development needs of the local area.

Sustainable development:

The NPPF emphasises the desirability of sustaining and enhancing the significance of heritage assets, including through their conservation and viable use (NPPF, paragraphs 203 and 210, December 2024). The submitted application has not adequately explored the potential for retaining and adapting the existing building for continued residential use, which would better align with sustainable development principles. This is particularly relevant given that the submitted information does not demonstrate that repair or adaptation would be unviable, and given the embodied carbon represented by the existing building fabric.

Recommendation:

Currently there is insufficient specific information on the heritage potential for the site and the extent of impact to the historic environment from the proposed development.

I recommend that the applicant submit the results of a Heritage Impact Assessment (HIA) informed by a Structural Report and a level 3 historic building recording of Magpie Cottage and its associated outbuilding in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016). This will be in accordance with Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets. The structural report should specifically assess the nature, extent and significance of the alleged structural movement, the feasibility of repair, and whether demolition is genuinely justified rather than merely preferable on cost or design grounds.

This HIA will aim to determine the significance and character of any heritage assets which could be impacted by the proposed development as noted above.

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 207 and 218.

This will also help inform an appropriate mitigation strategy for the proposed impact if necessary and should permission be subsequently granted.

Finally, considering the building significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the attached historic environment recommendation, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss further details.

All the best,

Ruben Lopez Catalan
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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>

Sent: 21 April 2026 10:28

To: Archaeology <Archaeology@lincolnshire.gov.uk>

Subject: Consultation - H22-0353-26: MAGPIE COTTAGE

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PLANNING CONSULTATION

Reference Number: H22-0353-26

Type: FULL

Proposal: Self Build Replacement Dwelling

Location: MAGPIE COTTAGE DELGATE BANK

Applicant: Earl Farming

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **13th May 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Jacob Bryan** who is dealing with this application.

Note:

In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of the written representation procedure, any representations made during this application will be sent to the Secretary of State and there may not be any further opportunity for you to comment at appeal stage.

