

Online Comment

Application H22-0353-26
Location MAGPIE COTTAGE DELGATE BANK WESTON PE12 6DN
Proposal Self Build Replacement Dwelling

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 11-09-26
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise 'Self Build Replacement Dwelling' which implies demolition and therefore total loss of a NDHA (non-designated heritage asset)

It is noted that the applicant has provided an assessment of the heritage significance of the proposal, as outlined in the NPPF HE5.

The submitted Heritage Impact and Planning Assessment acknowledges the significance of Magpie Cottage and provides useful supporting information. However, it does not constitute an Historic Building Record (HBR) to Level 3 standard, as recommended in our previous comments dated 12th May 2026.

Recommendation:

We recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of recording including, but not limited to, a level 3 historic building recording of the building/s subject to demolition, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice'. The Level 3 Historic Building Record should be undertaken by a suitably qualified and experienced historic buildings professional with demonstrable competence in historic building recording.

This will enable the agricultural building to be recorded prior to the demolition.

This should be secured by South Holland District Council's standard condition AR04 and is in accordance with the National Planning Policy Framework (2026), Policies HE5, HE7 and HE10, and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached archaeological condition, 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 the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation for HBR are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.