Appeal 6010042

Appeal details

Appeal type	Lawful development certificate
Appeal procedure	Written
Appeal site	Alderlands, James Road, Crowland, PE6 0AA
Agent contact details	Ali Yasin admin@planmore.co.uk 01582969200
Application number	H02-0058-26

Before you start

Which local planning authority (LPA) do you want to appeal against?	South Holland
Have you received an enforcement notice?	No
What type of application is your appeal about?	Lawful development certificate
What date did you submit your application?	26 Jan 2026
Was your application granted or refused?	Refused
What is the date on the decision letter from the local planning authority?	13 Mar 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	G Khan
Contact details	Ali Yasin Planmore Design Architecture
Phone number	01582969200

Site address	Alderlands, James Road Crowland PE6 0AA
Is the site in a green belt	No
Will an inspector need to access the land or property?	Yes The appeal site is visible from James Road; however, the site extends to approximately 1.66 hectares and includes hardstanding, former depot building remnants and other operational features which are better appreciated from within the land itself. Access is therefore requested so the Inspector can properly assess the physical character, layout and extent of the appeal site, which are central to this lawful-use appeal.
Site health and safety issues	No
Application reference	H02-0058-26
What did you use the appeal site for when you made the application?	The appeal site has historically been used as a haulage/depot and vehicle-storage yard. At the time the application was made, the existing use of the land comprised the standing and storage of motor vehicles on the existing hardstanding. The site retained the physical and operational character of a vehicle-based storage/depot yard, including existing hardstanding, access arrangements and remnants of former depot structures. No vehicle sales, repairs, servicing, dismantling, MOT testing, valeting or other industrial activities were taking place on the site.
Was your application for the existing or proposed use of a development?	Existing development (section 191)
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form	f_planningdv_pl_filesH02-0058-26ApplicationFormRedacted.pdf (/published-document/a2677d1f-f0ce-4050-b575-442d7770404f)
Plans, drawings and supporting documents	P1.pdf (/published-document/fa642d3f-0206-4ee4-a94d-0e1b2d16715d) P2.pdf (/published-document/f878dfb9-7855-4143-b7a7-9051cbab7fa5) P3.pdf (/published-document/e4fc45dd-6ebc-4a3e-b5af-b06f2a5d1728) LocationPlan.pdf (/published-document/a5d81306-9cdd-4584-98b3-dcf1ec6c26d1)

Decision letter	f_planningdv_pl_filesH02-0058-26ODBPDF420367.pdf (/published-document/f8ecfdc1-7eec-4581-9611-c151cc2681f4)
Appeal statement	Statement of Case - Alderlands - H02-0058-26.pdf (/published-document/0676f993-39c7-48c9-bf4c-cb22cd55b622)
New plans or drawings	No
Planning obligation	No
New supporting documents	Title Plan.pdf (/published-document/14749656-3237-46f3-b180-00f13ec7be92) 8493N Alderlands James Road Crowland - Email Version - Reduced - OIEO AÌ?Â£800,000 - 251021 (1).pdf (/published-document/ce09cfdf-3e45-4e2a-9750-0f73359b14e5) Cover Letter - Alderlands - H02-0058-26.pdf (/published-document/7d4540d8-f1e0-48ba-b994-13151b83f9f4) Inspector Summary - Alderlands - H02-0058-26.pdf (/published-document/8f955cc6-2591-4c94-ab29-7ad5dd38d3c5) Appendix A - 1993 Certificate H02-1113-93.pdf (/published-document/16af0e0e-465b-4a6b-afd1-b9e8c6dff541) Official Copy Register.pdf (/published-document/7986d275-46d8-43bb-85cb-c64e1e972e31) Appendix C - Officer Report.pdf (/published-document/ba5ff4e5-1995-4773-8da6-f3f48c47ecb6)