DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0182-26**	**Applicant:**	**Mr & Mrs I Smedley**
Proposal:	Details of a full method statement outlining method of construction and proposed materials as well as including item-specific elevation drawings relating to reinstatement and rebuilding of chimney, full details of the proposed modifications including a scale of 1:20 construction elevation drawings of the proposed new structure (Conditions 7, 8 and 9 of H02-0837-25)		
Location:	The Manor House 5 East Street Crowland		
Terminal Date:	6th May 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Sectionbs 12 and 16 of the National Planning Policy Framework (2024)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
HISTORIC ENVIRONMENT OFFICER	0	0	0	1
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	2

CASE OFFICER ASSESSMENT

Proposal

This condition discharge application seeks to provide details of a full method statement outlining method of construction and proposed materials as well as including item-specific elevation drawings relating to reinstatement and rebuilding of chimney, full details of the proposed modifications including a scale of 1:20 construction elevation drawings of the proposed new structure (Conditions 7, 8 and 9 of H02-0837-25)

Site Description

As in host application

History

As in host application

Consultation Responses

Crowland Parish Council

Support

LCC Historic Places Team

No archaeological impact.

North Level IDB

No comment

Historic England

Refers the matter to the LPA's conservation specialist adviser.

Planning Considerations

Condition 7

Condition 7 is worded as follows:

"Prior to commencement of the rebuilding of the chimney referred to as Item 4.2.7 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, a full method statement, outlining the method of construction and proposed materials as well as including item-specific elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be completed to the agreed specifications.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this listed building and the part of the Conservation Area in which it is set. This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024."

The details provided are satisfactory, and so condition 7 may be discharged.

Condition 8

Condition 8 is worded as follows:

"Prior to commencement of the reinstatement of the chimney referred to as Item 4.2.1 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, a full method

statement, outlining the method of construction and proposed materials as well as including item-specific elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be completed to the agreed specifications.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this listed building and the part of the Conservation Area in which it is set. This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024."

The details provided are satisfactory, and so condition 8 may be discharged.

Condition 9

Condition 9 is worded as follows:

"Prior to commencement of the modification of the roof link referred to as Item 4.2.3 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, full details of the proposed modifications shall be submitted to and approved in writing by the local planning authority. Such details shall include, at a scale of 1:20 construction elevation drawings of the proposed new structure, as well as full details of proposed materials. Furthermore, longitudinal and cross sectional drawings, at a scale of not less than 1:10 of the proposed new roof lantern to the modified structure.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this listed building and the part of the Conservation Area in which it is set. This Condition is imposed in accordance with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan, 2019 and Sections 12 and 16 of the National Planning Policy Framework, December 2024."

The details provided are satisfactory, and so condition 9 may be discharged.

Conclusion

This application is found to be in accordance with Policies 1, 2, 3 and 29 of the SELLP, as well as Sections 12 and 16 of the NPPF. Therefore, the recommendation is to approve.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.