DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H02-0291-26**	**Applicant:**	**Mr & Mrs I Smedley**
Proposal:	Details of Written Scheme of Investigation (WSI) (Condition 3 of H02-0837-25)		
Location:	The Manor House 5 East Street Crowland		
Terminal Date:	21st 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

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

Representations:

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

CASE OFFICER ASSESSMENT

Proposal

This application is for the discharge of Condition 3 of H02-0837-25

Site Description

As in host application.

History

As in host application.

Consultation Responses

Lincolnshire County Council Historic Environment Team

No objections, satisfied that condition 3 may be discharged in full.

Crowland Parish Council

Supports proposal. Identified potentially incorrect information at Appendix 4 of the WSI.

Planning Considerations

Condition 3

Condition 3 of states the following:

"Prior to the commencement of any of the internal works hereby approved, a phased programme of mitigation work shall be carried out, comprising an historic building recording of the affected building, in accordance with Historic Englands document: Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

The scope and level of recording shall be proportionate to the significance of the building(s) and the extent of works proposed, and shall be defined within a Written Scheme of Investigation (WSI) to be submitted to and approved in writing by the Local Planning Authority.

The building recording shall normally include:
1. A general view or views of the building in its wider setting.
2. The building's external appearance.
3. The overall appearance of the principal rooms and circulation areas.
4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
5. Any machinery or other plant, or evidence for its former existence.
6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
7. Any fixtures and fittings
8. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

This photographic building recording shall also contain a written account which provides: the precise location of the property (as an address and in the form of a National Grid Reference), a note of any statutory designations, the date of recording (with the name(s) of the recorder(s)) and the location of any archive material.

Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority, and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Reason: To ensure that the heritage significance of the affected building is appropriately recorded in their undeveloped state, in compliance with Section 16 of the National Planning Policy Framework (December 2024) and Historic England guidance HEAG099 (2016).
This condition is imposed in accordance with Section 16 of the National Planning Policy Framework, December 2024."

Following consultation to the LCC Historic Places Team, it has been confirmed that the details are to their satisfaction and that the condition may therefore be discharged.

To address the concerns regarding Appendix 4 presented by the Parish Council - the information included is merely regarding a comparative example site, and is therefore accurate and correct in the report.

Conclusion

For the reasons listed above, this application is deemed to be in accordance with Policies 1, 2, 3, and 29 of the SELLP (2019) in addition to Section 16 of the NPPF (2024). The reccomendation, therefore, 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.