SOUTH HOLLAND DISTRICT COUNCIL

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 5

Suffix:

Property Name: The Manor House

Address Line 1: East Street

Address Line 2: Crowland

Address Line 3: Lincolnshire

Town/city: Spalding

Postcode: PE6 0EN

Description of site location must be completed if postcode is not known:

Easting (x): 523985

Northing (y): 310259

Description:

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Iain

Surname

Smedley

Company Name

N/A

Address

Address line 1

5 The Manor House East Street

Address line 2

Crowland

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE6 0EN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Ms

First name

Katie

Surname

McAndrew

Company Name

H+R (A SOCOTEC COMPANY)

Address

Address line 1

Northgate Business Centre

Address line 2

38 North Gate

Address line 3

Town/City

Newark On Trent

County

Country

United Kingdom

Postcode

NG24 1EZ

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

External alterations to roof and elevations allowing for; rebuilding 1. no chimneystack, rebuilding 2 no. dormer windows and reinstating missing windows within the dormers, replacing 3.no first floor windows on front (north) elevation, replacing plastic downpipes with cast-iron downpipes on part rear (south) elevation and changing the colour of joinery on the front (north) and side (west) elevation. Phase two works

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ⊘ Grade II*
- ◯ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ◯ Yes
- ⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- [x] Yes
- [ ] No

If Yes, please describe and include the planning application reference number(s), if known

There is recent and older planning history associated with this building.

Recent planning history: 2025 - H02-0837-25: External and Internal Alterations. Applicant Mr & Mrs I Smedley

Older planning history: 2015 - H02-1200-15: Crowland Manor. Proposed structural repairs. Applicant: Julian Wilson. 2000 - H02-1488-00: Listed building consent granted for alteration of east street boundary to provide a new gateway. Applicant: Alan Davis. 2000: H02-1489-00: Listed building consent granted to paint windows, doors and guttering deep marron red. Applicant: Alan Davis. 1989 - H02-1285-89: Listed building consent for complete demolition of house and outbuildings. Applicant: Mr M Howdle. Building cited as being owned by Mr D Smith

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- [ ] Yes
- [x] No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- [x] Yes
- [ ] No

If Yes, do the proposed works include

a) works to the interior of the building?

- [ ] Yes
- [x] No

b) works to the exterior of the building?

- [x] Yes
- [ ] No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- [ ] Yes
- [x] No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- [ ] Yes
- [x] No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Plans provided (existing and proposed). Photographs provided within Heritage, Design and Access Statement

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Roof covering

Existing materials and finishes:
Dormer roof coverings - Colyweston stone slate

Proposed materials and finishes:
Dormer roof coverings - Colyweston stone slate

Type:
External walls

Existing materials and finishes:
Dormer cheeks - cement based render

Proposed materials and finishes:
Dormer cheeks - lead

Type:
Rainwater goods

Existing materials and finishes:
Rear (south) elevation - black plastic hopper heads and downpipes

Proposed materials and finishes:
Rear (south) elevation - black cast-iron hopper heads and downpipes

Type:
Windows

Existing materials and finishes:
Timber cross windows to front (north) and side (west) elevation with painted finish in marron or black

Proposed materials and finishes:
Timber cross windows to front (north) and side (west) elevation with painted finish in cream

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage, Design and Access Statement (March 2026)

438-44.P40. Existing site and location plan (H+R March 2026)
438-44.P49. Phasing plan (H+R, March 2026)
438-44.P41 and 438-44.P42. Existing floor plans (H+R March 2026)
438-44.P43. Existing roof plan (H+R March 2026)
438-44.P44. Existing north (front) elevation (H+R March 2026)
438-44.P45. Existing west (driveway side) elevation (H+R March 2026)
438-44.P46 Existing south (rear) elevation (H+R March 2026)
438-44.P47 Existing east (side) elevation (H+R March 2026)
438-44 D11 Existing dormer windows (February 2026)

438-44.P61 and 438-44.P62. Proposed floor plans (H+R March 2026)
438-44.P63. Proposed roof plan (H+R March 2026)
438-44.P64. Proposed north (front) elevation (H+R March 2026)
438-44.P65. Proposed west (driveway side) elevation (H+R March 2026)
438-44.P66 Proposed south (rear) elevation (H+R March 2026)
438-44.P67 Proposed east (side) elevation (H+R March 2026)
438-44 D12 Proposed dormer windows (February 2026)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [x] Yes
- [ ] No

If Yes, please provide details

Neighbours are aware of building's refurbishment

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

N/A

Date (must be pre-application submission)

21/01/2026

Details of the pre-application advice received

Conservation Officer visited site on 21 January 2026. The scope of 'alterations' proposed under the phase two application were discussed.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

First Name

Katie

Surname

McAndrew

Declaration Date

01/04/2026

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Katie McAndrew

Date

01/04/2026