Historic England

Mr Greg Watkinson
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Direct Dial: 07823608338

Our ref: L01607219

29 April 2026

Dear Mr Watkinson

Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

THE MANOR HOUSE, 5 EAST STREET, CROWLAND, PE6 0EN
Application Nos H02-0324-26 & H02-0378-26

Thank you for your letters of 16 April and 28 April 2026 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Overall, Historic England are welcoming of the proposed works.

However, we highlight that further information would be beneficial regarding the proposed replacement of the three first floor windows. Details of their age and significance would be useful in assessing the impact of works.

The application notes that '*Only 3 no. first-floor windows are deemed beyond repair where the extent of timber decay and damage is such that they cannot be reasonably repaired'.* Subject to its significance, this loss of historic fabric could require clear and convincing justification. We note the photographs submitted, however we recommend that the LPA are satisfied with the level of detail provided to justify the loss.

Policy

We highlight in particular paragraphs 207 and 208 of the NPPF:

207. In determining applications, local planning authorities should require an applicant

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to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Yours sincerely

I. Hartley

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