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PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING

Reference: H02-0324-26 **Date of Decision:** 14th October 2026

Applicant: Mr & Mrs I Smedley
The Manor House
5 East Street
Crowland
Spalding
PE6 0EN

Location: The Manor House 5 East Street Crowland Spalding

Description: External alterations to roof & elevations to include replacement & works to windows, chimney stack, downpipes & colour of joinery on the front & side elevations

South Holland District Council, in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, hereby give notice that CONSENT HAS BEEN GRANTED for the works referred to above. Consent is granted subject to the following condition(s):

1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The works hereby consented shall be carried out in accordance with the following approved plans and/or documents:

Application Form
Location Plan
438-44 March 2026 - Heritage, Design & Access Statement - Part 1 - Hutton + Rostron - March 2026

438-44 March 2026 - Heritage, Design & Access Statement - Part 2 - Hutton + Rostron - March 2026
438-44.P40 - Existing Site & Location Plans
438-44.P41 - Existing Basement & Ground Floor Plans
438-44.P42 - Existing First & Second Floor Plans
438-44.P43 - Existing Roof Plan
438-44.P44 - Existing North (Front) Elevation
438-44.P45 - Existing Driveway Side (West) Elevation
438-44.P46 - Existing Rear (South) Elevation
438-44.P47 - Existing Side (East) Elevation
438-44.P49 - Phasing Plan
438-44.D11 - S4 + S7A Dormer Windows Existing
438-44.P61 - Proposed Basement & Ground Floor Plans
438-44.P62 - Proposed First & Second Floor Plans
438-44.P63 - Proposed Roof Plan
438-44.P64 - Proposed North (Front) Elevation
438-44.P65 - Proposed Driveway Side (West) Elevation
438-44.P66 - Proposed Rear (South) Elevation
438-44.P67 - Proposed Side (East) Elevation
438-44.D12 - S4 + S7A Dormer Windows Proposed

Reason: For the avoidance of doubt and in the interests of proper planning.

3 Details of the window frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the 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 14 and 20 of the National Planning Policy Framework, 2026.

4 Prior to commencement of the rebuilding of the chimney referred to as Item 4.2.1 in the approved Heritage, Design & Access Statement, 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 14 and 20 of the National Planning Policy Framework, 2026.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:
The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.