Online Comment

Application	H02-0324-26
Location	THE MANOR HOUSE 5 EAST STREET CROWLAND PE6 0EN
Proposal	External alterations to roof & elevations to include replacement & works to windows, chimney stack, downpipes & colour of joinery on the front & side elevations

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	06-05-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has provided a detailed and very comprehensive assessment of the heritage potential of the site (Heritage, Design & Access Statement and Statement of Significance), as outlined in the NPPF (paragraph 207)
The submitted assessment of the heritage potential acknowledges the heritage significance of the Grade II* listed building, The Manor House, 5 East Street, Crowland, Spalding (PE6 0EN), as well as the potential impacts on its historic fabric and the possible exposure of previously unknown heritage elements within the building.
The proposed development comprises 'External alterations to roof & elevations to include replacement & works to windows, chimney stack, downpipes & colour of joinery on the front & side elevations'. This might have a significant impact on any surviving fabric elements, resulting in total or partial loss, if present. NPPF (paragraph 218).
In this context, the alterations could result in the loss of historic fabric.
Recommendation:
Should permission be granted, I recommend that a condition be attached requiring a proportionate programme of building recording prior to the alterations. This should comprise a phased programme of mitigation, including, as a minimum, Level 1 historic building recording of the building, in accordance with Historic England, Understanding Historic Buildings: A Guide to Good Recording Practice (2016).
No below-ground archaeological works are considered necessary in this case.
This approach would ensure that the building is appropriately recorded prior to the alterations taken place.
This should be secured through South Holland District Council's standard condition AR04 and is consistent with paragraphs 207 and 218 of the NPPF and Policy 29 of the South East Lincolnshire Local Plan.
With regard to the attached mitigation condition, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk, to discuss the requirements and to request preparation of a brief for the works.