

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H02-0378-26 **Applicant:** Mr & Mrs I Smedley
Proposal: Details of window frames (Condition 11 of H02-0837-25)
Location: The Manor House 5 East Street Crowland
Terminal Date: 19th June 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) (NPPF)

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 condition compliance application is for the discharge of details relating to condition 11 of H02-0837-25.

That condition was worded like so:

"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: 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 12 and 16 of the National Planning Policy Framework, December 2024."

Site Description

The Manor House (AKA: Crowland Manor) is a Grade II* listed Manor House, within a highly central and prominent position within the Crowland Conservation Area.

The Historic England Listing Description describes the property like so;

"Manor house. 1690, with large additions c.1775 possibly by William Sands the Younger of Spalding. Minor C20 alterations. Limestone ashlar north front with red brick south front with ashlar dressings. Plain tiled steeply pitched hipped and canted roofs with coped rear gable and moulded wooden eaves. Various ashlar and brick chimney stacks. 2 storeys and attic.

North, street, front has 6 windows with plinth and first floor band. Doorway to left with plain door surround, overlight and 6-panel door. Single window to left and 2 windows to right with a blocked doorway beyond and a further window beyond. Above 5 windows and single blocked window over the blocked doorway, with datestone inscribed: 'I.H. 1690', above. All the windows with C20 cross mullion casements. Single hipped dormer to east with 2-light dormer. West return has ashlar ground floor and brick first floor with ashlar first floor band and ashlar band below moulded wooden eaves. Central doorway with overlight and panelled door. Diamond plaque above inscribed: 'I.H.I.C. 1690'. 2 windows to the right, blocked window to the left with another window beyond, 5 windows above, all C20 cross mullion casements.

South, garden, front of c.1775 has 3 window block to right with ashlar quoins and brick parapet. Central Venetian arched ashlar door surround with half-glazed door and fanlight, flanked by single narrow sashes between pilasters. Either side single glazing bar sashes in ashlar surrounds. Above a small central Diocletian window with central sash in ashlar surround flanked by small single glazing bar sashes. Set back to left an earlier gabled wing with central doorway flanked by single glazing bar sashes, all with segment heads. Above two taller segment headed sashes and a small sash in the steep gable.

INTERIOR; has Great Room with full-height C18 panelling, panelled shutters, 6-panel doors and deep coving and simple contemporary fire-surround with pulvinated frieze. Main doorways have moulded surrounds with plain pediments. Panelled hall with round headed doorways and arches. Panelled dining room with full height panelling and shutter, deep plaster coving and round headed niche with original shaped shelves. Fine early eighteenth century three flight dog-leg staircase has square newels, turned balusters and a ramped and moulded handrail. Ramped dado panelling to sides reflects baluster."

History

H02-1488-00

Alteration of East Street boundary wall to provide a new gateway. Approved on 15-02-01

H02-1489-00

Paint windows, doors and guttering deep maroon red. Approved on 15-02-01

H02-0118-02

Details of works to wall (Condition 2 of H02/1488/00). Approved on 21-02-02

H02-0054-12

Replace roof covering and erect steel fence. Non-Determination notice issued 30-01-13

H02-1200-15

Proposed structural repairs. Approved on 04-04-16

H02-0837-25

External & Internal Alterations. Approved on 23.01.26.

Consultation Responses

Crowland Parish Council

CPC are pleased to see the works are being done to the appropriate standard.

Historic England

Overall, Historic England are welcoming of the proposed works.

(It should be noted that Historic England submitted a tandem comment for this proposal and H02-0324-26 wherein some concerns were raised, but these only related to H02-0324-26, and no objection was raised in relation to this specific case).

North Level Internal Drainage Board

No comment.

Planning Considerations

condition 11 of H02-0837-25

The applicant has provided full details for the replacement window to window S7 on plan. The applicant's proposal indicates a slimline double glazed unit, of matching frame design to the heavily damaged extant unit. The proposal features full bars in an ovolo style.

These details are considered fully acceptable, particularly given the fact that the window being prepared for replacement is not of particular significance for the listed building.

For these reasons, the details are considered appropriate and the condition may be discharged.

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.

Conclusion

For the reasons outlined above, this application satisfies the requirements of Policies 1, 2, 3 and 29 of the SELLP in addition to Sections 12 and 16 of the NPPF.

Condition 11 can therefore be discharged.