



Jacob Bryan
South Holland District Council
Council Offices
Priory Road

PE11 2XE

Our Ref: L10002765
19 August 2026

Dear Jacob Bryan

**Arrangements for Handling Heritage Applications Direction 2021 & Planning
(Listed Buildings and Conservation Areas) Regulations 1990**

**The Manor House, 5 East Street
Application No. H02-0670-26**

Thank you for your letter of 30 July 2026 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice.

Summary

The proposal seeks to rebuild 1 no. chimneystack, structural repairs to the gable end, replacement of rainwater goods, taking down and rebuilding a single storey structure, partial rebuild of upper parts of garden wall, partial lifting and relaying of pavement flooring in 1 no. room (alongside other works).

Historic England remains supportive of the works to improve the building's condition. However, the application would benefit from some further detail as specified below, which your authority may wish to condition prior to any approval.

Historic England Advice

Impact

It is proposed to rebuild the chimney stack to the phase E ridge. The application notes that '*The precise specification of works to be undertaken to the chimneystack need to be finalised [...] secured by condition*'. There is currently insufficient detail to describe the extent of the work, so we underline the importance of securing by condition to prevent harm.



Similarly, structural repairs are proposed to the south gable (of phase E). The extent of works required are currently unknown, pending the demolition of the adjacent single storey outbuilding. If the extent of gable end brickwork proposed to be rebuilt deviates significantly from that indicated on structural drawing ref 22757/R/30 (Rev -) your Conservation Officer should be informed. We also recommend that proposed new brick is specified.

Your authority may also wish to seek further detail of the following items prior to approval:

- Specify colour of replacement rainwater goods
- Specify proposed matching bricks for rebuild of garden wall plus proposed mortar mix
- Specify proposed replacement pavement tiles to room G12

Recommendation

Historic England advises that your Council should seek the above further details and conditions in order to prevent harm to significance.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Isobel Hartley

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