



Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	5
Suffix	
Property Name	The Manor House
Address Line 1	East Street
Address Line 2	Crowland
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE6 0EN

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
523985	310259

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Iain

Surname

Smeadley

Company Name

Address

Address line 1

5 The Manor House East Street

Address line 2

Crowland

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

Postcode

PE6 0EN

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Katie

Surname

McAndrew

Company Name

H+R (A SOCOTEC Company)

Address

Address line 1

Northgate Business Centre

Address line 2

38 North Gate

Address line 3

Town/City

Newark On Trent

County

Country

Postcode

NG24 1EZ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Alterations to the rear service wing of the building allowing for rebuilding of 1 no. chimneystack, structural repairs to gable end, replacement of rainwater goods, taking down and rebuilding single story structure, partial rebuild of upper parts of garden wall, partial lifting and relaying of pammnet flooring in 1 no. room and replacing 4 no. tie beams.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☒ Grade II*
- ☐ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
- ☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☒ Yes
☐ No

If Yes, please describe and include the planning application reference number(s), if known

There is recent and older planning history associated with the building. Recent planning history: 2026: H02-0539-26: Internal works within second floor attic rooms to restore plasterwork finishes and reinstate floorboards to 1 no. room. 2026: H02-0324-26: External alterations to roof & elevations to include replacement and works to windows, chimney stack, downpipes & colour of the joinery on the front & side elevations Applicant Mr & Mrs I Smedley. 2025: H02-0837-25: External and Internal Alterations. Applicant Mr & Mrs I Smedley. Older planning history: 2015: H02-1200-15: Crowland Manor. Proposed structural repairs. Applicant: Julian Wilson. 2000: H02-1488-00: Listed building consent granted for alteration of east street boundary to provide a new gateway. Applicant: Alan Davis. 2000: H02-1489-00: Listed building consent granted to paint windows, doors and guttering deep marron red. Applicant: Alan Davis. 1989 H02-1285-89: Listed building consent for complete demolition of house and outbuildings. Applicant: Mr M Howdle of 1 Abbey Walk, Crowland

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☐ Yes
☒ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Heritage Design and Access Statement includes photos of all parts, externally and internally, where works are proposed. See also drawings whcih support this work - 438-44. P40 Existing site and location plan (H+R March 2026), 438-44. P41 Existing ground floor plan (H+R March 2026), 438-44. P43 Existing roof plan (H+R March 2026), 438-44. P45 Existing west elevation (H+R March 2026), 438-44. P46 Existing rear elevation (H+R March 2026), 438-44 P49 Phasing Plan (H+R March 2026), 438-44 Existing roof plan (drg.438-44/phase 1/02 14 Dec 2024) – for chimneystack ref only, 438-44. P47 Proposed east elevation (H+R March 2026), 438-44. P80 Proposed ground floor plan (H+R June 2026), 438-44. P81 Proposed roof plan (H+R June 2026), 438-44. P82 Proposed west elevation (H+R June 2026), 438-44. P83 Proposed rear elevation (H+R June 2026), 438-44. P84 Proposed east elevation (H+R June 2026). See also supporting statements from structural engineer Statement of Justification for Structural Repairs (The Morton Partnership Rev B 14 July 26), 22757/R/30 (Rev _) Rear Range Outline Repairs (The Morton Partnership 14.05.26)

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

Chimney

Existing materials and finishes:

Red brick

Proposed materials and finishes:

Red brick (reusing existing where possible and reclaimed to match where required)

Type:

External walls

Existing materials and finishes:

Red brick

Proposed materials and finishes:

Red brick (reusing existing where possible and reclaimed to match where required)

Type:

Windows

Existing materials and finishes:

Timber

Proposed materials and finishes:

Timber

Type:

External doors

Existing materials and finishes:

Timber plank and batton

Proposed materials and finishes:

Timber plank and batton

Type:

Floors

Existing materials and finishes:

Pammnet tiled flooring

Proposed materials and finishes:

Pammnet tiled floor (reusing existing where possible and to match where required)

Type:

Rainwater goods

Existing materials and finishes:

Black smooth plastic

Proposed materials and finishes:

Cast iron

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

red brick

Proposed materials and finishes:

red brick (reusing existing where possible and reclaimed to match where required)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Heritage Design and Access Statement includes photos of all parts, externally and internally, where works are proposed. See also drawings whcih support this work - 438-44. P40 Existing site and location plan (H+R March 2026), 438-44. P41 Existing ground floor plan (H+R March 2026), 438-44. P43 Existing roof plan (H+R March 2026), 438-44. P45 Existing west elevation (H+R March 2026), 438-44. P46 Existing rear elevation (H+R March 2026), 438-44 P49 Phasing Plan (H+R March 2026), 438-44 Existing roof plan (drg.438-44/phase 1/02 14 Dec 2024) – for chimneystack ref only, 438-44. P47 Proposed east elevation (H+R March 2026), 438-44. P80 Proposed ground floor plan (H+R June 2026), 438-44. P81 Proposed roof plan (H+R June 2026), 438-44. P82 Proposed west elevation (H+R June 2026), 438-44. P83 Proposed rear elevation (H+R June 2026), 438-44. P84 Proposed east elevation (H+R June 2026). See also supporting statements from structural engineer Statement of Justification for Structural Repairs (The Morton Partnership Rev B 14 July 26), 22757/R/30 (Rev _) Rear Range Outline Repairs (The Morton Partnership 14.05.26)

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
- ☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

14/04/2026

Details of the pre-application advice received

No formal pre-application submission but the scope of these works was discussed and agreed, in principle, when the Conservation Officer visited site on 14 April 2026 in connection with a pending application H02-0324-26.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Date