

Online Comment

Application H02-0670-26
Location The Manor House 5 East Street Crowland PE6 0EN
Proposal Alterations to the rear service wing allowing for rebuilding of chimneystack, structural repairs to gable end, replacement of rainwater goods, rebuilding of single storey structure, works to garden wall & internal works

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Date Submitted 07-09-26
For/Against Comments

I wish to raise no objection to this proposal, and in fact, I do support this proposal as I believe that it represents positive and necessary steps in the incremental renovation of this most important and prominent listed building.

Some extremely minor harm may be identified in the loss of some historic materials, particularly in the repair aspects to the interior of the kitchen range. The single storey projection proposed to be rebuilt is far more recent and is largely not comprised of materials which are visually compatible with the main house and as such, there is no particular value in its preservation where a rebuild is an option, and this is especially the case when it is so obviously in need of repair, as a visual inspection of the site shows that this projection was constructed poorly and is consequently in an extremely precarious condition, having contorted and buckled substantially.

Regardless, even extremely minor harm to the significance of the asset requires justification if it is to be approved. In this case, I would, based on the positions put forth under HE6(4) of the NPPF suggest that the minor scale of this harm is absolutely outweighed by the public benefit of the restoration of this building and the subsequent securing of a viable use.

I note the contents of the comment of my colleague from Historic England and agree that further details are required for a full assessment. However, I do not believe that these are strictly necessary for a determination at this time and may be secured via condition. As a result I recommend that should the officer be minded to approve conditions securing the following are implemented as pre-commencement conditions:

- Details of rainwater goods
- Details of bricks, mortar mix and bond to be used.
- Details of replacement pavement tiles in room G12.

Moreover, in line with the recommendation of Historic England, an informative condition should be applied informing the applicant that should the works necessary to repair the south gable of phase E deviate from those included in drawing 22757/R/30 or the Statement of Justification for Structural Repairs, that the applicant or their representatives should contact the SHDC planning department's conservation specialist prior to those works taking place to discuss if those deviations require separate consents.