

Hutton + Rostron
Northgate Business Centre
38 North Gate
Newark On Trent
NG24 1EZ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

LISTED BUILDING

Reference: H02-0837-25 **Date of Decision:** 23rd January 2026

Applicant: Mr & Mrs I Smedley
The Manor House
5 East Street
Crowland
Spalding
PE6 0EN

Location: The Manor House 5 East Street Crowland Spalding

Description: External & Internal Alterations

South Holland District Council, in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, hereby give notice that CONSENT HAS BEEN GRANTED for the works referred to above. Consent is granted subject to the following condition(s):

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents:

Application Form
Location Plan
Existing North (Front) Elevation - 438-44. P05
Existing Side (East) Elevation - 438-44. P08
Existing Rear (South) Elevation - 438-44. P07
Existing Driveway Side (West) Elevation - 438-44. P06

Existing Basement & Ground Floor Plans - 438-44. P02
 Existing First & Second Floor Plans - 438-44. P03
 Existing Roof Plan - 438-44. P04
 Existing Sections A-A & B-B - 438-44. P09
 Phasing Plan - 438-44. P10
 Existing Panelling Ground Floor - The Drawing Room G6 - 438-44. D01
 Existing Panelling Ground Floor - The Great Room G10 - 438-44. D02
 Existing Panelling First Floor - Bedroom F9 - 438-44. D03
 Proposed Basement & Ground Floor Plans - 438-44. P21A
 Proposed First & Second Floor Plans - 438-44. P22
 Interim Structural Statement - The Morton Partnership - 13 February 2025
 Statement of Significance - Hutton + Rostron - December 2024 - May 2025
 Preliminary Assessment of Exterior - Hutton + Rostron - 14 November 2024 & 28 January 2025
 Method Statement for Lifting of Floorboards - Hutton + Rostron - 3 July 2025
 Method Statement for Removal of Historic Panelling - Hutton + Rostron - 2 July 2025
 Proposed Roof Plan - Amendment 1 - 438-44.P23B
 Proposed North (Front) Elevation - Amendment 1 - 438-44.P24A
 Proposed Driveway Side (West) Elevation - Amendment 1 - 438-44.P25B
 Proposed Rear (South) Elevation - Amendment 1 - 438-44.P26B
 Proposed Side (East) Elevation - Amendment 1 - 438-44.P27A
 Heritage, Design & Access Statement - Amendment 1 - Hutton + Rostron - Amended v.2 6 October 2025

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Prior to the commencement of any of the internal works hereby approved, a phased programme of mitigation work shall be carried out, comprising an historic building recording of the affected building, in accordance with Historic Englands document: Understanding Historic Buildings: A Guide to Good Recording Practice (2016).

The scope and level of recording shall be proportionate to the significance of the building(s) and the extent of works proposed, and shall be defined within a Written Scheme of Investigation (WSI) to be submitted to and approved in writing by the Local Planning Authority.

The building recording shall normally include:

1. A general view or views of the building in its wider setting.
2. The building's external appearance.
3. The overall appearance of the principal rooms and circulation areas.
4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
5. Any machinery or other plant, or evidence for its former existence.
6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
7. Any fixtures and fittings
8. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

This photographic building recording shall also contain a written account which provides: the precise location of the property (as an address and in the form of a National Grid Reference), a note of any statutory designations, the date of recording (with the name(s) of the recorder(s)) and the location of any archive material.

Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority, and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Reason: To ensure that the heritage significance of the affected building is appropriately recorded in their undeveloped state, in compliance with Section 16 of the National Planning Policy Framework (December 2024) and Historic England guidance HEAG099 (2016).

This condition is imposed in accordance with Section 16 of the National Planning Policy Framework, December 2024.

- 4 If any unexpected pre-Circa ~1900 archaeological evidence is discovered during the process of undertaking the approved works, the developer shall contact the Lincolnshire County Council Historic Environment Record immediately to inform them of the discovery, so that the necessary recording may be undertaken.

Reason: The proposal would only cause disturbance to the near surface of the site, and as such, a full archaeological scheme is not deemed appropriate. However, given the site's close proximity to known areas of archaeological interest, this condition is imposed in order to ensure that any archaeological remains found are preserved and recorded.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

- 5 The removal, storage and reinstatement of the historic timber panelling shall be carried out and in strict accordance with the details agreed in the supporting document 'Manor House, 5 East Street, Crowland: Method Statement for Removal of Historic Panelling' dated 2 July 2025.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this listed building. 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.

- 6 The removal, storage and reinstatement of the historic timber floorboards shall be carried out and in strict accordance with the details agreed in the supporting document 'Manor House, 5 East Street, Crowland: Method Statement for Lifting of Floorboards' dated 3 July 2025.

Reason: In the interests of the architectural and visual integrity of the overall development, and the character and visual amenity of this listed building. 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.

- 7 Prior to commencement of the rebuilding of the chimney referred to as Item 4.2.7 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, a

full method statement, outlining the method of construction and proposed materials as well as including item-specific elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be completed to the agreed specifications.

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.

- 8 Prior to commencement of the reinstatement of the chimney referred to as Item 4.2.1 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, a full method statement, outlining the method of construction and proposed materials as well as including item-specific elevation drawings shall be submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be completed to the agreed specifications.

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.

- 9 Prior to commencement of the modification of the roof link referred to as Item 4.2.3 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A, full details of the proposed modifications shall be submitted to and approved in writing by the local planning authority. Such details shall include, at a scale of 1:20 construction elevation drawings of the proposed new structure, as well as full details of proposed materials. Furthermore, longitudinal and cross sectional drawings, at a scale of not less than 1:10 of the proposed new roof lantern to the modified structure.

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.

- 10 The brickwork and roofing slates of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

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.

- 11 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.

- 12 Prior to their installation full details of the proposed roof light and roof hatch (listed as items 4.2.4 and 4.2.5 in the approved Heritage, Design & Access Statement as well as drawing ref: 438-44.P24A) shall be submitted to and approved in writing by the Local Planning Authority. The roof light and hatch shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that with regard to the roof light, a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

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.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

BUILDING REGULATIONS 2010:

The plans given approval as part of this application, may require the provision of additional information or amendment to show compliance the relevant requirements of the Building Regulations 2010. Typical circumstances include, highly glazed extensions achieving compliance with requirement L1 (Conservation of fuel and power) which may influence the areas of glazed elements/ building elevations, or requirement B1 (Means of warning and escape) which may influence an internal layout for fire safety purposes. Please contact the Building Control team for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice OR the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.