

Online Comment

Application H02-0837-25
Location The Manor House 5 East Street Crowland PE6 0EN
Proposal External & Internal Alterations

Name Ruben Lopez, Historic Environment Officer
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Date Submitted 25-09-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has provided a detailed and very comprehensive assessment of the heritage potential of the site (Heritage, Design & Access Statement and Statement of Significance), as outlined in the NPPF (paragraph 207)

The submitted assessment of the heritage potential acknowledges the heritage significance of the Grade II* listed building, The Manor House, 5 East Street, Crowland, Spalding (PE6 0EN), as well as the potential impacts on its historic fabric and the possible exposure of previously unknown heritage elements within the building.

The proposed development comprises 'External & Internal Alterations'. Including Internal alterations allowing for removal and reinstatement of wall panelling and floorboards in 3 no. rooms to facilitate structural investigations. This might have a significant impact on any surviving fabric elements, resulting in total or partial loss, if present. NPPF (paragraph 218). We therefore recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site.

A programme of archaeological monitoring during works affecting the designated building, particularly where any structural material is to be removed, is recommended as a mitigation strategy and as a complement to the detailed information submitted as part of the heritage impact assessment.

This will comprise a phased programme of archaeological mitigation work including but not limited to a continuous archaeological monitoring (watching brief) to enable protect and preserve the significance of the Manor and record any exposed unknown significant fabric elements.

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.

We defer any comments on the potential indirect impact (setting) on Crowland Conservation Area to the SHDC Conservation Officer.