

Proposed First Floor Extension to Rear of
75 South Street Crowland
PE6 0AH



PLANNING STATEMENT

Including Heritage Impact Assessment

November 2025

PROPOSAL

This is a Householder Application seeking consent for a rear first floor extension to an existing dwelling located in the centre of Crowland.

Planning was granted in January 2024 for a first floor extension to the rear of the dwelling under ref H02-1028-23, however the Applicants have reviewed that approved scheme and sensibly wish to extend the build footprint by some 2.5metres to improve on the required first floor accommodation for their growing family.

THE SITE

No.75 South Street is located within a terrace of two storey properties close to the centre of Crowland. Many of the properties have been extended to the rear where gardens and amenity space are relatively generous.

No.75 itself has the additional benefit of on site parking which is accessed through an archway. South Street is located within the designated Conservation Area of Crowland but there are a limited number of Listed Buildings or Heritage Assets in close proximity to the application site.

The impact of this proposal on the Conservation area is specifically addressed within this Statement as required.

Relevant Planning History

H02-1028-23 – Rear First Floor Extension to 75 South Street Crowland - Granted 16/1/24

TOWN AND COUNTRY PLANNING ACT 1990
FULL

Reference: H02-1028-23 Date of Decision: 16th January 2024
Applicant: Mr S Hutson
2 Kemp Street
Crowland
Peterborough
PE5 0HE
Location: 75 South Street Crowland Peterborough
Description: First Floor Rear Extension

South Holland District Council hereby give notice that permission has been GRANTED (or equivalent) subject to the following condition(s):

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

Reason: As required by Section 91 of the Town and Country Planning 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
Proposed Site Plan
SH/210/B
SH/12/B
SH/213/A
Heritage Impact Assessment

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

- 3 The rendered blockwork 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 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 2023.

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 subsequently determining to grant planning permission.

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
Head of Planning
South Holland District Council

The only non-standard Condition attached to the Consent is No.3 which requires the external appearance of the extension to match as closely as possible the host dwelling.

CURRENT PROPOSAL

As mentioned earlier in this statement there is practical sense is slightly extending the approved footprint to line up with the existing ground floor rear wall (a distance of just 2.5 metres)
The appearance of the extension will remain very similar to that previously approved and not result in any adverse impact on neighbouring properties.

The Conservation Officer was happy that the extant scheme of extension would not have any impact on the Conservation Area as it is shielded from the public realm being located to the rear of the property.

The fenestration proposed to the extension will not impact on amenity of neighbouring properties who, being terraced, also have rear facing windows relatively close to the dividing boundaries.

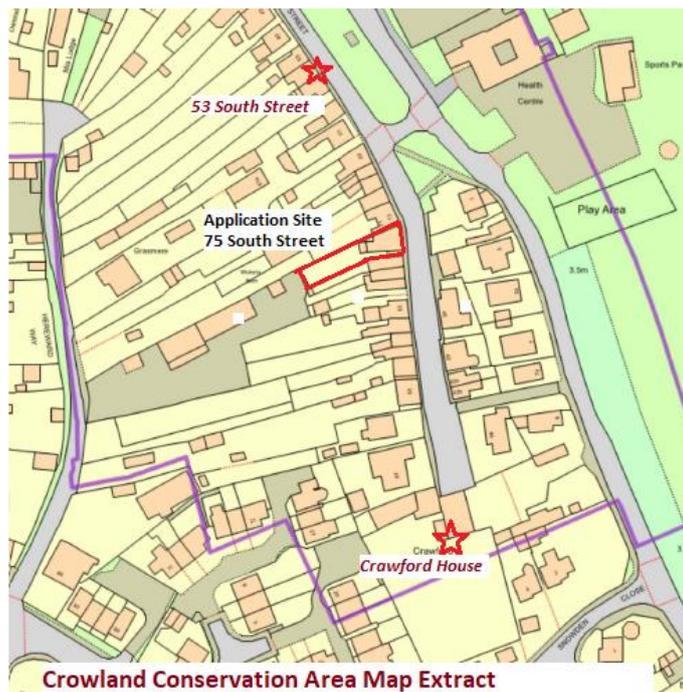
The height of the extension remains as previously approved and external materials are to match the existing dwelling as previously proposed and approved.

HERITAGE IMPACT ASSESSMENT

As is the requirement for such proposal within a Conservation Area or close to a Heritage Asset an assessment is provided to establish the potential impact from the proposed works.

Crowland's origins date back to the 8th Century when this part of the Fens was an island.
The two most famous historical points of interest in Crowland are the ruined Medieval Crowland Abbey and the 14th Century three sided bridge.

Specifically referring to the planning application site in South Street there is minimal in the form of heritage assets with just two Listed buildings within 100metres and these are identified on the map below.



Crawford House – Extract from Official List Entry
List Entry Number 1166309 Grade II listed building

Details

TF 20 NW 14/20

CROWLAND THORNEY STREET (west side) Crawford House

II

House. Late C17, refronted c.1800, late C19. Limestone rubble, stock brick. Steeply pitched canted, hipped double ridge Collyweston tiled roofs with brick eaves; single ridge and 2 lateral stacks. 2 storeys with attic, 5 bay early C19 east front with high stone C17 plinth. Central porch projects a little with pediment, pilasters, fanlight with radiating spokes, panelled reveal and door. 2 plain cross casements on either side, with 5 similar windows above. 3 gabled dormers with plain sashes. Wall attached at right angles to the left, running eastwards, with gateway, incorporating many medieval sculptured fragments, probably from Crowland Abbey. North front of C17 rubble with doorway to right with overlight and partially glazed door. Segmental headed window beyond filled with mesh. Plain sash to left of doorway, with 2 plain sashes above, all 3 with wooden lintels. Interior with room to west with late C18 fielded panelling. Staircase of c.1800, 2 flight return with open well and a break on half landing with flight leading off it to east. Turned bannisters, moulded handrail, fielded panelled dado. Room to north with late C18 panelling said to be imported, with fluted pilasters, 2 semi-circular headed corner cupboards with keystones and fluted pilasters; fielded panelling. Most other rooms with plain late C19 and early C20 panelling.

53 South Street – Extract from Official List Entry
List Entry Number 1064515 Grade II listed building

Details

CROWLAND SOUTH STREET TF 2410-2510 (west side)

18/19 No.53

II

Cottage. Mid C18, early C19, C20. Colourwashed rendered brick. Pantile roof with single gable stack. Single storey and attic, 2 bay front with doorway to right with wooden lintel and plank door. 2 light glazing bar sliding sash to left with wooden lintel. C20 gabled dormer with C20 casement.

Listing NGR: TF2409110110

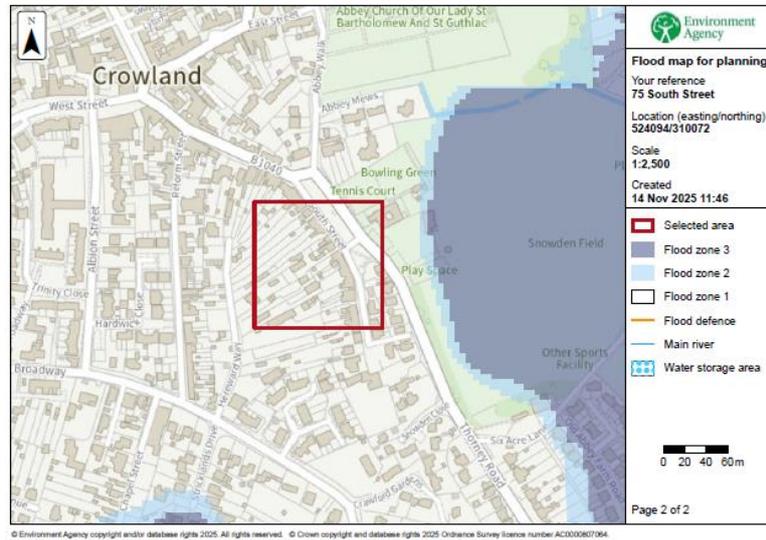
Given the significant distance between the heritage assets and the host dwelling and specifically the location of the proposed works at No.75 there will be adverse impact on the setting of either of the Listed Buildings.

In addition the extant permission at No.75 South Street raised no objections from the Conservation Officer.

TECHNICAL CONSIDERATIONS

Flood Risk –

Reference to the EA Flood Map for Planning indicates No.75 South Street to be located within Flood Zone 1 as indicated below :-



Reference to the South East Lincs Strategic Flood Risk Mapping also confirms the property to be positioned in an area of low hazard.

The proposed works are confined to additional accommodation placed at first floor level which will not increase ground floor building footprint or increase any roof water run off.

Highways

Previous scheme raised no issue for highways and although additional accommodation is being provided there is ample on site parking for this property.

Drainage

Foul drainage is already connected to the Anglian Water network so no infrastructure works required to accommodate the extension

Surface Water drainage is unaffected by the proposed extension as roof area remains the same as existing with rainwater outlets already in place.

Biodiversity Net Gain

Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) requires developers to deliver a minimum of 10% Biodiversity Net Gain using standardized biodiversity units measured by statutory biodiversity metrics.

This is often referred to as the mandatory requirements for Biodiversity Net Gain.

However, the nature of the proposed development is considered to be exempt under the de-minimis exemption as outlined part 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024. An exemption statement accompanies this application, as is the requirement under the legislation.

CONCLUSION

As is evident from this planning statement and the accompanying plans this is a very straightforward Householder planning application which is seeking to slightly enlarge a previously approved first floor extension on the rear of a terraced house in Crowland.

The extension will dramatically improve the living accommodation and energy efficiency of the applicants home for their growing family in one build operation which can be quickly achieved by extending above the existing footprint.