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PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
LISTED BUILDING

Reference: H02-1200-15 **Date of Decision:** 4th April 2016

Applicant: Mr Julian Wilson
Crowland Manor
East Street
Crowland
Peterborough Cambs
PE6 0EN

Location: Crowland Manor East Street Crowland Peterborough Cambs

Description: Proposed structural repairs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the works in accordance with the application and plans submitted, subject to the following conditions:

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: Structural Stabilization Roof Plan - Drwg No: 2580/SS4, Sections D-D - Drwg No: 2580/13, Sections - Structural Stabilization - Drawing No. 2580/SS.9, Structural Specification and Description of Scope of Works, Section E-E - Structural Stabilization - - Drwg No: 2580/SS.14,West Elevation - Drwg No: 2580/8, Section A-A - Drwg No: 2580/11, East Elevation - Structural Stabilization - Drwg No: 2580/SS.5, Sections - Drwg No: 2580/14, Section D-D - Structural Stabilization - - Drwg No: 2580/SS.13, North Elevation - Structural Stabilization - Drwg No: 2580/SS.6, Section D- D - Structural Stabilization - Drwg No: 2580/SS.10, South Elevation - Structural Stabilization - Drwg No:

2580/SS.7, West Elevation - Structural Stabilization - Drwg No: 2580/SS.8, Attic Floor Plan - Drwg No: 2580/3, Ground Floor Plan - Drwg No: 2580/1, South Elevation - Drwg No: 2580/7, Drwg No: 2580/SS.19, Sections A-A - Structural Stabilization - Drwg No: 2580/SS.11, Roof Plan - Drwg No: 2580/4, Attic Floor Plan Structural Stabilization - Drwg No: 2580/SS.3, Structural Stabilization - Section C-C - Drwg No: 2580/SS.12, Floor plans - Drwg No: 2580/SS.17, Section B-B - Drwg No: 2580/12, First Floor Plan Structural Stabilization - Drwg No: 2580/SS.2, Ground Floor Plan Structural Stabilization - Drwg No: 2580/SS.1, Sections - Drwg No: 2580/SS.18, Sections - Structural Stabilization - Drwg No: 2580/SS.16, East Elevation - Drwg No: 2580/5, North Elevation - Drwg No: 2580/6, First Floor Plan - Drwg No: 2580/2, Sections - Drwg No: 2580/9, Foundation Plan - Drwg No: 2580/15 and Section D-D - Drwg No: 2580/10.

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

3 Prior to the commencement of works a room by room assessment of the impact on the fabric of the horizontal strengthening, in particular the impact on floor levels and on the routing of services, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: In order to enable an understanding of the impact of the works on the significance of the building and ensure that the final proposal results in minimal impact. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 Prior to the commencement of work further details of the position and method of fixing of the reinforced concrete elbows shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the fixings have minimal impact on the significance of the Manor and are durable. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 Details of the location and method of installation of the vertical strong backs shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works, including details on the installation of sub floor concrete tie beams.

Reason: To enable proper assessment of the intervention so that the impact on the panelling of the rooms affected can be understood and minimised. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 Prior to the installation of roof insulation, calculations shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure that existing members have the capacity or that suitable strengthening works are detailed. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Before the commencement of the development hereby permitted details of the extent of replacement of missing or deeply weathered bricks and stone, plus samples, shall be submitted to and approved in writing by the Local Planning Authority. All the brick used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the listed building, 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 Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

8 Prior to the works in the cellar, further investigation shall be undertaken and details submitted regarding the possible need to strengthen the perimeter walls of the cellar alongside the introduction of reinforced masonry piers.

Reason: to assess whether underpinning is required with respect to the reduction in cellar floor level. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 A method statement for the recording, dismantling and refitting of the panelling in those rooms affected shall be submitted and approved in writing prior to the commencement of works.

Reason: to protect this key significant component of the Manor. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 Where historic floorboards are lifted to enable structural repairs they should be numbered, set aside for reuse, and put back in their original positions. The original floor joists should be retained. In the case of badly damaged or decayed joists the approach is to be agreed in writing by the Local Planning Authority.

Reason: to protect and preserve the significance of the Manor. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 All rainwater goods shall be of cast iron construction and thereafter so maintained.

Reason: In the interests of the architectural importance of the listed building and the character and visual amenity of this part of the Conservation Area in which it is located. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

12 Where it is considered that lintels and wall plates have failed further information is to be submitted in support and the extent of works agreed prior to the works being undertaken.

Reason: to protect and preserve the significance of the Manor. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

13 Where any structural material is to be removed a scheme of monitoring and recording is to be undertaken.

Reason: to inform any subsequent building recording. This condition is imposed in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

14 A detailed design for the replacement for the modern glazed link at attic level to be submitted and approved in writing prior to the commencement of roof works.

Reason: To ensure that the Local Planning Authority retains control over the character and appearance of the listed building and the visual amenity of the area in which it is set. This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

15 Whilst works are in progress surrounding historic fabric should be protected including wall and floor finishes, door and window/shutter cases, timber wall panels and floor tiles. The temporary securing of loose plaster ceilings shall be part of this consideration.

Reason: To ensure that the wider building fabric does not come to harm in the undertaking of the repairs.

16 No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

17 The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 16 above in order to facilitate adequate monitoring arrangements.

Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

18 A copy of the final report required in connection with Condition 16 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

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

A buff coloured mortar (white Portland cement or similar with sharp yellow/orange sand) with flush, 'bagged' finish to reveal the aggregate in the mortar would be appropriate.



Paul Jackson
Place Manager
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 section 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		

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.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he 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 him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

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.