

G R Merchant Ltd
Unit 4 Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

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

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

TOWN AND COUNTRY PLANNING ACT 1990 FULL

Reference: H12-0949-25 **Date of Decision:** 2nd December 2025
Applicant: South Lincs Methodist Church
22 Barrington Gate
Holbeach
Spalding
Lincolnshire
PE12 7LB
Location: Lutton Marsh Methodist Church Guys Head Road Lutton Marsh Spalding
Description: Change of Use, Conversion & Extension to Create a Single Dwelling

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

- 1 The proposal site is located outside of any settlement boundary (as shown on the Inset Maps pertinent to Policy 1) and is therefore identified as being in the countryside in policy terms. Policy 1 of the South East Lincolnshire Local Plan, 2019 (SELLP) states that development in the countryside will only be permitted where it is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits. As a result of this, the LPA would not typically support applications for new dwellings in this area.

Policy 23 of the South East Lincolnshire Local Plan, 2019 (SELLP) is for the 'Reuse of Buildings in the Countryside for Residential Use'.

Notwithstanding this, when assessed against the requirements of Policy 23, the proposal fails to meet criteria 1, 4 and 5 (three out of the five criteria) and as a result, the principle of development is not considered to be acceptable in this instance. The location of such a

residential dwelling in this case is therefore considered to be unacceptable, with no clear justification for its conversion and change of use.

Therefore, the proposal is considered to be contrary to Policy 1 and 23 of the South East Lincolnshire Local Plan, 2019.

- 2 Policy 2 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) states that proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses. Policy 3 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) states that development proposals will demonstrate how an acceptable design of development including residential amenity will be secured. Policy 30 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) states that development proposals will not be permitted where they would lead to unacceptable adverse impacts on the amenities of the area.

Policy 29 (The Historic Environment) states amongst other matters that the distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced, in keeping with the policies in the National Planning Policy Framework (December 2024). Development proposals will be expected to conserve and enhance the character and appearance of designated and non-designated heritage assets, including archaeology, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

The extension is proposed to project from the rear elevation by 6500mm and would extend 4200mm from the side; whilst having a total length of approximately 10500mm. The scale of the extension, when considering the rear and eastern projections, are similar to that of the previously refused scheme on site, with minimal reduction or amendment to the overall size (with the exception of the western projection) to overcome the previous concerns. Whilst the proposed height has been lowered, the extension would still fail to offer a subservient or subordinate addition in relation to the existing built form of the church.

The height, coupled with the mass and bulk of the extension proposed, would create a large and overwhelming feature to the rear of the modest church and would introduce a detrimental addition, that would be harmful to the existing design and built form, which comprises historic value itself. The design conflicts with the design policies outlined above and would introduce a harmful addition to the area.

Furthermore, due to the historic value of the Methodist Church, the host building is considered to constitute a non-designated heritage asset. In this regard, the proposal would fundamentally alter the character of the building, and is of such a scale as to create a resultant form that would almost entirely 'crowd out' appreciation of the original building. The scheme neither conserves nor enhances the non-designated heritage asset or its setting, which conflicts with Paragraph 216 of the National Planning Policy Framework (December 2024).

Therefore, the proposal is not considered to be acceptable. The proposal would be at conflict with Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (SELLP, 2019) and Section 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. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

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

The determined plans are:

- 4347-24 01 - Floor Plan - Existing, Elevations - Existing, Site & Location Plans
- 4347-24 02C - Floor Plans Proposed, Elevations Proposed & Site Plan Proposed
- 4347-24 - Biodiversity Net Gain Statement - October 2025
- 4347-24- Planning, Design & Access Statement - October 2025
- ECL1545/G R MERCHANT LTD - Flood Risk Assessment - May 2025



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

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.