

S Andrews Design & Architecture Ltd.
 18 Fulmar Court
 Spalding
 PE11 7AJ

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: H13-0342-25 **Date of Decision:** 1st October 2025

Applicant: Mr M Jarrett
 37 Big Green
 Warmington
 Peterborough
 PE8 6TU

Location: Seas End Hall Hall Lane Moulton Seas End Spalding

Description: Repairs and refurbishment of windows and doors including replacement of handles and locks and repointing of main house and coach house

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
 PP/BP/001 - Proposed Block Plan
 PP/LP/001 Rev C - Location Plan
 Historic Building Survey - Gowers Surveyors
 SA/MLJ/001/2025 - Heritage Impact & Design & Access Assessment - 3 April 2025 - Shayne Andrews Design and Architecture Ltd
 SA/MLJ/001/2025 - Photographic Montage Windows & Doors - 24 March 2025 - Shayne

Andrews Design and Architecture Ltd

Scope of Works Repointing - Shayne Andrews Design and Architecture Ltd - 4th Apr 2025

PP/FD2/02 - Proposed Works to Basement - Window Replacement to Door

GFW/010 - Proposed Ground Floor Door & Window Numbers

BW/013 - Proposed Attic Scheme Room Numbers

BW/014 - Proposed Basement Window Numbers

FFW/011 - Existing First Floor Window Numbers

EX/012 - Existing Second Floor Window Numbers

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

- 3 Details of the design of the external doors, as detailed as D2 and D3 on supporting document SA/MLJ/001/2025 (Photographic Montage Windows & Doors) and their associated door 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), threshold and lintol detailing, and means of opening.

The doors and door frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the 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.

- 4 In accordance with the document included in approved plans entitled 'Scope Of Works Repointing Of A Grade II Listed Building', and unless otherwise agreed in writing, the repointing shall be carried out with a mortar mix consisting 2 parts building sand + 2 parts sharp sand + 1 part NHL 3.5 lime

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the 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.



Phil Norman

Assistant Director - Planning and Strategic Infrastructure

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		

<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.