

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H13-0423-26 **Applicant:** Mr M Jarrett

Proposal: Removal of render & repointing of kitchen entrance foyer & lobby walls & replacement of false ceiling - Retrospective

Location: Seas End Hall Hall Lane Moulton Seas End

Terminal Date: 17th September 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework August 2026

Sections 14 and 20 of the National Planning Policy Framework (2026)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	0	0
WARD MEMBER	0	0	0	0
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This listed building consent application is for the retrospective removal of render and repointing of kitchen entrance foyer and replacement of false ceiling.

Site Description

Seas End Hall is a grade II listed Georgian Manor house, situated on an extensive plot, featuring a number of outbuildings.

Historic England describe the building like so:

"Farmhouse. Early C19. Red brick. Hipped slate roof with 4 stacks to rear. 2 storeys, 3 bay front with 3 steps leading up to the central doorway with pilastered, semi-circular headed doorcase, ornate traceried fanlight and panelled door. Doorway flanked by single 3 light plain sashes, with 3 glazing bar sashes above. All the sashes with segmental heads. Tall two and a half storey wing to rear."

The site is on a very large plot and therefore can effectively be considered to be set in open countryside, with no adjacent development of any meaningful contribution to the building's setting.

History

H13-1044-15

Change of use of agricultural land to formal gardens, paddocks and cricket pitch. Approved 13-06-16.

H13-0059-25

Alterations and refurbishment of dwelling, stable block and coach house. Approved 08-04-25.

H13-0069-25

Replacement of existing grey cement render to lime render to external & internal walls. Approved 08-04-25.

H13-0186-25

Removal of incorrect and poorly refurbished materials from walls and floors and replace with breathable materials, removal of fireplaces and timber and concrete tiles/floors to ground floor. Approved 28-05-25

H13-0187-25

Removal of existing modern radiators and replace with new radiators and pipework, removal of first floor wall. Approved 01-10-25

H13-0198-25

Removal of lime wash from basement beams and treatment for rotten and infected timbers. Approved 01-10-25

H13-0342-25

Repairs and refurbishment of windows and doors including replacement of handles and locks and repointing of main house and coach house. Approved 01-10-25

H13-1036-25

Removal of rotten timbers with replacement of new & erect new sleeper walls to the ground floor

Consultation Responses

LCC Historic Places Team

Having reviewed the application documents and the updated available Historic Environment information for this application, the proposal is unlikely to have an impact on significant archaeological remains. Consequently, no further archaeological input is necessary for this application. It is not necessary to consult us on this application again, unless there are material

changes to the proposals.

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Evaluation

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

The adopted South East Lincolnshire Local Plan 2011-2036, adopted March 2019 (SELLP), is the development plan for the district, and is the basis for decision making in South Holland. The relevant development plan policies are detailed within the report above.

The policies and provisions set out in the National Planning Policy Framework, 2026 (NPPF) are also a material consideration in the determination of planning applications, alongside adopted Supplementary Planning Documents.

Heritage Impact

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to have special regard to the desirability of preserving listed buildings, their setting, or any features of special architectural or historic interest which they possess.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision makers to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess as well as the desirability of preserving or enhancing the character or appearance of conservation areas. Any adverse effect on a heritage asset, even if slight or minor, would not preserve the asset or its setting.

HE6(1) of the National Planning Policy Framework (2026) confirms the importance of the conservation of heritage assets in the planning system when it states that; "When considering the potential effect of a proposed development on the significance of a designated heritage asset, significant weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to a positive effect, harm, substantial harm, or total loss of its significance." This policy also effectively lays the ground work for it to be possible for the effects of a development to a listed building to be categorised into 'positive effect', 'harm', 'substantial harm', or 'total loss'.

Finally, Policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP) confirms that in order to respect South Holland's historical legacy all proposals shall conserve and enhance the character and appearance of designated heritage assets. Additionally, Section A of that policy confirms that proposals that affect the setting of a Listed Building will only be supported where they preserve or better reveal the significance of the Listed Building, and that proposals that seek to alter a listed building shall be granted where the LPA is satisfied that the proposal is in the interest of the building's preservation and does not involve alterations that are prejudicial to the special architectural or historic interest of the Listed Building or its setting.

Taking the above into account, and assigning this site the appropriate assessment of significance, in this case, significant weight must be given to the preservation and conservation of the asset. The proposed works include the removal of render and a false ceiling to the eastern elevation kitchen porch with remaining remedial pointing work. Via visual assessment it would appear likely that the rendering and false ceiling are substantially later alterations to this porchway, with it being obvious that this has been done in an attempt to 'box in' historic external utilities as the property has been modified for contemporary use in the past. These functions are now redundant and no longer necessary, as such, their removal and restoration of the original condition of this decorative porch must be considered, in line with Section 20 of the NPPF, to be a positive effect upon the listed building. The remedial pointing is a functional necessity to resolve the brickwork damage caused by

render seal; the proposed mix has been used elsewhere on site to a satisfactory quality, as evidenced by the supplied brick sample panel.

The proposal therefore satisfies the requirements of Section 20 of the NPPF (2026).

Other Matters

The Local Planning Authority must consider the impact/harm the proposal has on the significance of the heritage asset as outlined above. It is not the requirement of the Local Planning Authority to assess other matters, such as residential amenity impacts or highway safety within a Listed Building Consent submission or matters that do not relate to the host listed buildings.

The assessment of these other matters and additional elements of a proposal would take place within the Full Planning Permission, should this be required.

Notwithstanding the above, legal acts independent from planning, serve to protect matters outside planning control. Any legal requirements or independent acts that governs these matters must still be followed and are not superseded by the Local Planning Authority grant of listed building consent.

Conclusion

For the reasons listed above, this application is considered to be in accordance with Policies 1, 2, 3 and 29 of the SELLP, in addition to Sections 15 and 20 of the NPPF. The application is therefore recommended for approval.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the

recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.