From: Thomas Ollivier <northern@victoriansociety.org.uk>
Sent: 15 September 2026 16:19
To: _planningadvice
Subject: H13-0560-26 (JCNAS 221660) | Seas End Hall, Hall Lane, Moulton Seas End, Spalding, PE12 6LB

CAUTION: This message originated from outside of your organisation. **DO NOT** click links or open attachments unless you recognise the sender and know the content is safe. If you believe it is suspicious please report with the phish alert button.

This message needs your attention

- You've never replied to this person.

Powered by Mimecast

Dear Greg Watkinson

Thank you for consulting the Victorian Society on this case. Having reviewed the application carefully, we **raise concerns** to these proposals and the impact that they will have on the listed building.

Seas End Hall is an early C19th farmhouse with later alterations to the rear. Built in a Classically-inspired style common for farmhouses throughout the C19th, the building retains many original features and historic material such as windows, chimney stacks and ancillary buildings. These, alongside its overall character and level of survival, contribute to its national significance, special interest and Grade II-listed status.

As a Society, we accept the careful and considered alteration of listed buildings when it results in their sympathetic and sustainable ongoing use. However, we raise concerns to these proposals as the mass and footprint of the proposed extension is substantial and will harm the setting and character of this listed building.

The flat-roofed nature of the extension detracts from the character of the site and argues with its historic form. The proposed materiality and level of glazing would also harm the character of this listed building by jarring against the historic backdrop; modern interventions can successfully reflect historic building forms without verging into pastiche and still being legible as modern additions. The significance of Seas End Hall lies in its level of survival and the character that this creates, and this proposal will harm that significance. We emphasise that the mass and length of this proposal will be visible against the building's principal elevation in the form of the solid garden wall.

Equally, the footprint of this proposal is too long, and this will detract from the significance and character of Seas End Hall. The justification for such harm is considerably lacking; it has not been explained why a smaller extension that would cause less harm and provide the desired amenities has not been considered. We highlight the need for '*clear and convincing justification*' for the proposed

alteration of listed buildings that is in the NPPF (2026, HE4-HE6). While the principle of extension may be acceptable here, the current proposal represents an unsympathetic and unjustified scheme.

We recommend that further justification for this proposal is supplied, as this will be of benefit to this application. Similarly, we recommend that a smaller extension is considered in order to substantially lessen the visual impact of this scheme on the Grade II-listed building.

If you could keep the Victorian Society on your Authority's decision in due course, I would be very grateful.

Thank you, and best wishes
Thomas Ollivier



Thomas Ollivier
Northern and Welsh Conservation Adviser
(He/Him)

DN: 020 8747 5894
Tel: 020 8994 1019

Working Hours: Monday to Friday 09:30am to 05:30pm

1 Priory Gardens, London, W4 1TT
Registered Charity No.1081435. Company limited by guarantee No. 3940996.
Registered in England. Registered office as above.
www.victoriansociety.org.uk