

Online Comment

Application H13-0875-25
Location SEAS END HALL HALL LANE MOULTON SEAS END PE12 6LB
Proposal Refurbishment of existing coach house and conversion into entertaining area including extension to include swimming pool

Name Ruben Lopez Catalan
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LN1 1YL

Date Submitted 13-10-25
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise 'Refurbishment of existing coach house and conversion into entertaining area including extension to include swimming pool'.

The Design and Access Statement accompanying the application identifies the dwelling as Seas End Hall (1064468), a Grade II Listed Building. The coach house is a non-designated heritage assets (NDHA), particularly in the context of a historic farmhouse within the curtilage that contributes to the evolution of the wider historic setting of Seas End Hall.

According to Historic England's guidance, structures within the curtilage of a listed building are considered part of that listed building. Therefore, the coach house hold heritage significance due to their location within the curtilage of Seas End Hall. Their presence contributes to the understanding of the property's historical development and the broader historic environment.

Conversion will have a significant impact on any surviving original fabric of the building.

Recommendation:

I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of mitigation work including, but not limited to, a level 3 historic building recording of the coach house, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'

This will enable the buildings to be recorded prior to conversion, alterations and refurbishment.

This should be secured by South Holland District Council's standard conditions AR04 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

Finally, considering the adjacent Listed Building II Seas End Hall significance and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.

With respect to the attached archaeological condition, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.

Fourteen days' notice is required before commencement of any archaeological works.