



Greg Watkinson
South Holland District Council
Council Offices
Priory Road

PE11 2XE

Our Ref: L01599101
28 August 2026

Dear Greg Watkinson

**Arrangements for Handling Heritage Applications Direction 2021 & Planning
(Listed Buildings and Conservation Areas) Regulations 1990**

**Seas End Hall, Hall Lane, Moulton Seas End, Lincolnshire, PE12 6LB
Application No. H13-0876-25**

Thank you for your letter of 26 August 2026 regarding further information on the above application for listed building consent. On the basis of this information, we offer the following advice.

Summary

In our previous comments (of 27 October 2025) we advised that further information is necessary relating to the proposed new window to the façade of the Coach House.

This has not been provided and should be sought. Without this the proposal has the potential to cause harm to the significance of the coach house and Seasend Hall through alteration to its setting. We refer you to our comments of 27 October 2025, and offer the following supplementary comments below.

Historic England Advice

Impact

We previously recommended that historical research is undertaken to understand the evolution of the coach house to inform proposed changes to the façade. This has not been provided, therefore we assume that the proposed window design is not informed by any historic evidence and as such is not appropriate.

Due to the historic functional purpose of coach houses, first floors of this building type



(for example haylofts or basic living quarters) would typically have been lit and ventilated by small, modest windows (such as those existing at first floor level of the coach house).

The application proposes a very large domestic-style window to the first floor, the full width of the carriage doors below. The large window would visually compete with the carriage doors below and would represent a fundamental change in the building's character, causing harm to significance.

The façade of the Coach House is close to, and highly visible in views of, the Grade II listed Seasend Hall. Therefore, the window has the potential to impact the setting of the main hall. The proposed window appears to be larger than the sashes of the main house (although note that scale is not available). This is highly irregular for an ancillary building of this type and would disrupt the natural hierarchy of buildings, causing harm to their significance.

We encourage the exploration of other more subtle alternatives such as breaking up the glazing mass into smaller windows.

Please see our previous comments too, as not all points have been covered in further detail here.

Recommendation

Historic England advises that your Council should seek amendments / further information, as outlined above and in previous advice, in order to limit the harm to significance.

Should the proposals remain unchanged, it will be for your Council to assess whether the harm to significance would be outweighed by public benefits secured by the development. In doing so, it should give great weight to the conservation of these designated heritage asset/s.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Isobel Hartley

Job Title: Inspector of Historic Buildings and Areas



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CC

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