

Burrell, Becky

From: Ross Anthony <ross.anthony@hbap.org.uk>
Sent: 27 October 2025 09:27
To: _planningadvice
Subject: Application Ref: H13-0876-25 - Seas End Hall, Hall Lane, Moulton Seas End, Spalding, PE12 6LB

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FAO: Greg Watkinson

Address: Seas End Hall, Hall Lane, Moulton Seas End, Spalding, PE12 6LB

Application Ref: H13-0876-25

Proposal: Refurbishment of existing coach house and conversion into entertaining area including extension to include swimming pool.

Statutory Remit: Historic Buildings & Places (formerly the AMS) is a consultee for Listed Building Consent applications, as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including conservation areas and undesignated heritage.

Comments: Thank you for notifying HB&P of the above application for listed building consent. The coach house is a curtilage listed structure and therefore afforded the same protection as the host heritage asset. The coach house and the adjacent stables are important to understanding the way this small country estate would have historically functioned. We provide the following comments for consideration and clarification from the applicant:

- HB&P has no concerns with the reuse or the principle of rebuilding the lean-to shed to the rear to contain a pool (subject to any archaeological concerns you authority may have). The location of the extended pool section off the central section of the barn would, however, affect its relationship with the stables opposite by infilling the yard. Historic OS mapping suggests there was a building to the west end of both the coach house and the stables that enclosed the yard. Consideration should be given to relocating the pool and extension to the west to reinstate that former building and the relationship between these buildings.
- P15 of the D&AS suggests three oval air vents are to be opened but these are not indicated on the plans. The elevation plans don't show the gabled form of the pool extension – for clarity, the plans should be updated to clearly indicate all changes and proposals.
- Please clarify if these are indeed originally air vents – the external photos of the walls do not appear to have corresponding oval infills. The photos on page 17 shows similar oval features with the original bared metal horse feeders – are the three ovals also feeders not vents? If so, they should be retained as is, not opened.
- The first floor is to be replaced – the photos don't suggest the floorboards are all rotten – the presumption should be repair and retain before replacement and a condition survey may be needed to justify their complete replacement. A structural report is needed to confirm if the first floor can support the weight of a pool table – this may be better swapped with one of the ground floor uses.
- We would strongly suggest retention of at least one of the timber stable dividers to reflect the former use of the building - the gym would readily fit around a retained divider without unduly affecting its new use.
- With the roof, again the presumption should be repair and reuse of the slate before replacement and a condition survey may be needed to justify their complete replacement.

We have no comments to make regarding the related application ref: H13-0929-25 for the proposed New Forge/Log store/Bike store and defer to the advice of your conservation team regarding the appropriateness and design of an additional structure in this location.

Regards

Ross Anthony

Case Work



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Historic Buildings & Places is the working name of the Ancient Monuments Society, a registered charity in England and Wales (no. 209605). It is one of the National Amenity Societies and a consultee on Listed Building Consent applications as per the *Arrangements for handling heritage applications – notification to Historic England and National Amenity Societies and the Secretary of State (England) Direction 2021*. We are concerned with historic assets of all types and all ages, including planning applications affecting historic buildings in conservation areas and undesignated heritage.