



Historic England

Mr Greg Watkinson
South Holland District Council
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Direct Dial: 07823608338

Our ref: L01599101

27 October 2025

Dear Mr Watkinson

Arrangements for Handling Heritage Applications Direction 2021

**SEAS END HALL, HALL LANE, MOULTON SEAS END, SPALDING,
LINCOLNSHIRE, PE12 6LB
Application No. H13-0876-25**

Thank you for your letter of 8 October 2025 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Summary

Historic England welcomes the works which seek to restore and improve overall condition. However, we have concerns with the proposed changes to the façade of the Coach House due to insufficient information which permits a comprehensive heritage impact assessment.

Significance

Seas End Hall is a red brick house dating to the early nineteenth century. It has a characteristic Georgian façade and is a good example of this building typology. It is listed Grade II for its special architectural and historic interest.

Surviving ancillary buildings contribute to the significance of the main house, such as the associated Coach House which is located approximately 9 metres to the north west, to the rear of Seas End Hall.

The Coach House, which is visible on the OS map of 1843-1893, mirrors the main house in style and materiality and reflects the historical function of the site, making an important contribution to the setting and significance of the main house.



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Impact and Recommendation

The proposal seeks to install a new window to the façade of the Coach House above the main door, alongside other works.

There is currently insufficient detail regarding this particular part of the proposal which therefore has the potential to cause harm to the significance of the Coach House and that of Seas End Hall through alteration to its setting.

The façade of the Coach House appears to be highly visible in views of the façade of the main house. Changes in this location would need to be sensitive to the historical setting.

Specifications of the proposed window have not been provided. It appears as though the south elevation has undergone change at some point. It is recommended that historical research is undertaken to understand the evolution of the Coach House to then inform proposed changes to the façade. There is also no Statement of Significance which should be provided and used to inform proposed works.

Furthermore, the existing elevations provided appear to show transom lights above the existing Coach House door, however current site photographs indicate otherwise. It is unclear whether the addition of transom lights form part of the proposal. We recommend seeking clarification on this matter.

Policy

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. (NPPF 207)

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (NPPF 213)

Recommendation

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 207, 213 of the NPPF.



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In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Yours sincerely

I. Hartley

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Inspector of Historic Buildings and Areas

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