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TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73 MODIFICATION

Reference:	H18-0186-26	**Date of Decision:**	26th May 2026
Applicant:	API Ltd 29 Westlode Street Spalding Lincolnshire PE11 2AF		
Location:	Bridge Hotel 4 Bridge Road Sutton Bridge Spalding		
Description:	Change of use from hotel Class C1 to residential Class C3 including the creating of 15 residential units - Approved under H18-0463-24. Modification of Condition 2 to allow amendments to previously approved plans		

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

1 The Local Planning Authority is not satisfied that the submitted plans accurately and comprehensively reflect the operational development undertaken and/or proposed at the site. Furthermore, uncertainty exists regarding which extant planning permission the applicant is seeking to implement, given the existence of the subsequent standalone Section 73 permission under application H18-0752-25. The inconsistencies between the submitted drawings and the development evident on site prevent the Local Planning Authority from undertaking a full and robust assessment of the cumulative impacts of the proposal. The proposal therefore fails to provide sufficient certainty and information to enable the proper determination of the application and is contrary to Policies 2 and 29 of the South East Lincolnshire Local Plan (2019) and the decision-making objectives of the National Planning Policy Framework (December 2024).

2 The development, by reason of the introduction of visually discordant and unsympathetic external facing brickwork, together with the inability of the Local Planning Authority to fully assess the cumulative visual impact of the operational development undertaken and

proposed, results in harm to the character and appearance of the host building and the surrounding townscape. The replacement brickwork fails to respond positively to the established architectural character and material palette of the historic building and gives rise to a fragmented and visually incoherent appearance that materially erodes the architectural integrity of the structure. As such, the proposal fails to preserve or enhance the character and appearance of the area and fails to preserve the setting of nearby designated heritage assets. The proposal is therefore contrary to Policies 2, 3 and 29 of the South East Lincolnshire Local Plan (2019), Sections 12 and 16 of the National Planning Policy Framework (December 2024), and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:

723-01 - Location and Site Plan
723-04-H - Proposed Floor Plans & Roof Plan
723-18-E - Detailed Elevations
24/02/2026 - Covering Letter



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

https://www.gov.uk/appeal-householder-planning-decision

https://www.gov.uk/appeal-planning-decision

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: **https://appeal-planning-decision.service.gov.uk/before-you-start**. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.