

Officers Report

Planning Application No: 145034

PROPOSAL: Listed building consent for the conversion and extension of existing mill to create 1 no. dwelling.

LOCATION: Stamp's Mill High Street Faldingworth Market Rasen LN8 3SE

WARD: Dunholme and Welton

WARD MEMBER(S): Cllr D M Rogers, Cllr S England & Cllr C M Grimble

APPLICANT NAME: Mr Tom Pickering

TARGET DECISION DATE: 07/10/2022

DEVELOPMENT TYPE: Listed Building - Alter/Extend

CASE OFFICER: Richard Green

RECOMMENDED DECISION: Grant with conditions attached.

This application has been referred to the Planning Committee, following objections from the Parish Council.

Description:

The application site is located on the eastern edge of Faldingworth outside of the developed foot print in the Countryside, close to the junction with High Street and Buslingthorpe Road and comprises part of a wider paddock and contains a Mill Tower. The Mill is located behind (to the north) of a row of 3 detached bungalows that front High Street, but is visible from the east along the highway. To the west of the site is the large rear garden of another detached bungalow (Chestnut View) which fronts High Street. To the north and east are the wider paddock. The Mill is a Grade II Listed building.

The application seeks planning permission to convert the existing Grade II Listed Mill to residential use to create a 3 bed dwelling. A master suite on the ground floor and an en-suite at first floor level is proposed within the Mill Tower. A single storey pitched roof building is proposed to the north of the Mill Tower and another single storey pitched roof building is proposed to the west of the Mill Tower. These buildings will form a courtyard. A single storey flat roof link is proposed to the south of the northern most building which will provide a link into the Mill Tower and the building proposed to the west. The proposed development is accessed off the High Street to the south via an access track to the east of Ings House, High Street. The access will lead to an area of hardstanding to the south and west of The Mill Tower. Garden space is provided to the west, north and to the east.

The tower is 9.5 metres in height. The single storey pitched roof element to the north west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves.

The single storey pitched roof element to the south west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves.

The single storey flat roof link element is approximately 3 metres to the eaves.

Relevant history:

125947 - Planning application for proposed existing development to carry out improvements to Faldingworth Mill and to construct a new dwelling house to be used in association with the mill. Withdrawn

126056 - Listed building consent to carry out improvements to Faldingworth Mill and to construct a new dwelling house to be used in association with the mill. Withdrawn

133964 - Planning application for restoration of existing mill and erection of small extension to facilitate its change of use to holiday let accommodation and erection of a new dwelling house and annex together with an open car port. Withdrawn

133965 - Listed building consent for restoration of existing mill and erection of small extension to facilitate its change of use to holiday let accommodation and erection of a new dwelling house and annex together with an open car port. Withdrawn

141711 - Pre-application enquiry for conversion and extensions to 1no. dwelling. Advice given 26/02/2021 and 22/012/2021 *'In conclusion if a planning application were to be submitted, the principle of the application is likely to be supported. After discussions with the Conservation Officer I can confirm that the amended proposal could be supported in principle as it protects important views of the mill tower and keeps the prominence of the tower, subject to the following:*

- The additional bedroom and kitchen wings are truly single storey in scale with a smaller glass link.*
- The mill tower is also utilised for living accommodation'*

145032 – Planning application for the conversion and extension of existing mill to create 1no. dwelling. To be determined in tandem with this application.

Representations:

Chairman/Ward member(s): No representations received to date.

Faldingworth Parish Council: The applications do not comply with approved planning policies. The application would adversely affect the setting a listed building.

The proposed access is sited at a dangerous point on the very busy A46, close to a sharp right angled bend where visibility is poor. The supporting statement refers to there being 'an existing access', but the Council point out

that it is not an approved access, there being no dropped kerb. The current user of the site drives over the kerb and grass to reach the field. The lamppost on the opposite side of the road has been hit twice in recent months by motorists coming round the bend too fast.

Local residents: Aelfric House, Rainow and Mill Corner, High Street, Faldingworth object to the proposal for the following reasons:

- Drive within 1 metre of my property. Entrance for construction, safety, vibration, damage to my property. Foundations, will the new drive damage my property foundations.
- Noise during construction.
- What fences/privacy are included.
- The entrance to this site is near a dangerous bend on A46.
- The 30mph speed limit starts at this bend and cars speed round this corner.

LCC Highways and Lead Local Flood Authority: Following the submission of amended plans showing an adequate visibility splay as outlined in Manual for Streets to the back edge of the carriageway and the demonstration of access improvements in line with LCC current specifications, LCC Highways requests that any permission given by the Local Planning Authority shall include one suggested condition and two suggested informatives.

Archaeology: The developer's Statement of Significance is detailed and well-researched, providing considerable new information on the history of the mill and its development since its construction in 1821.

In light of this new information we would like to revise the advice we have provided on previous proposals on this site. This office no longer feels that it would be proportionate to require an additional programme of historic building recording of the mill structure prior to conversion, as it is unlikely that a separate piece of fieldwork would contribute significantly to our understanding of the mill

The research undertaken with historic maps has also demonstrated that the mill lay outside the historic core of the village within its open fields prior to the enclosure of the parish. This means that the site's archaeological potential is lower than previously thought and we would not recommend that any further archaeological input be required.

Recommendation: no further archaeological input required.

Historic England: On the basis of the information received, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

Conservation Officer: The design and scale proposed allows the mill to be the prominent feature retained in the setting. The proposal of the buildings placed to the south-west allow for more discrete development and the design

of a courtyard behind the mill allows for residential areas whilst retaining the rural setting outwardly. By creating a flat roof internally, no alteration to the top is visible and is neutral to the proposal with its current state. I note that the listing mentions the mill having a conical slate roof but the evidence in the HS illustrates this was not an original feature and is not retained in any state currently.

The pre-app spoke of mill equipment that could possibly be retained. There is no mention of anything to be retained within the listed mill in the proposal. I have no objections to this application subject to conditions:

1. Can details of any ironmongery, historic building fabric or equipment within the mill be identified for retention.
2. All windows and doors details are to be supplied to the LPA for approval prior to installation.
3. Details and methodology of repairs to the Mill to be sent to the LPA for approval.
4. All details for alteration within the listed Mill such as fixtures and fittings are to be supplied prior to any works taking place.
5. The restoration works to the Mill will be done before any other development on site is undertaken.

Relevant Planning Policies:

National guidance

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance (NPPG)

<https://www.gov.uk/government/collections/planning-practice-guidance>

Lb Legal Duty

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

<https://www.legislation.gov.uk/ukpga/1990/9/section/66>

Main issues

- Principle and impact on a Listed Building

Assessment:

Principle and Impact on a Listed Building

Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 requires Local Planning Authorities 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. The National Planning Policy Framework requires Local Planning Authorities to assess the

significance of the heritage assets involved and the likely impact of the development on them.

The application seeks planning permission to convert the existing Grade II Listed Mill Tower to residential use with a master suite on the ground floor and an en-suite at first floor level of the Mill Tower.

A single storey pitched roof building is proposed to the north of the Mill Tower and another single storey pitched roof building is proposed to the west of the Mill Tower. These buildings will form a courtyard. A single storey flat roof link is proposed to the south of the northern most building which will provide a link into the Mill Tower and the building proposed to the west. The proposed development is accessed off the High Street to the south via an access track to the east of Ings House, High Street. The access will lead to an area of hardstanding to the south and west of The Mill Tower. Garden space is provided to the west, north and to the east.

The tower is 9.5 metres in height. The single storey pitched roof element to the north west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves. The single storey pitched roof element to the south west has a ridge height of approximately 4.6 metres and is 2.6 metres to the eaves. The single storey flat roof link element is approximately 3 metres to the eaves.

The application proposes two new single storey pitched roof extensions (and a flat roof link element) to the Mill and it is considered that they use both a traditional and contemporary approach, the two single storey pitched roof extensions have an industrial look with black timber cladding, aluminium windows and doors and a metal roof covering and have a similar form and scale to the bungalows to the south of the Mill Tower and allow the tower to retain its prominence. The single storey flat roof glazed link within the internal courtyard allows the tower to retain its prominence and ties together the converted tower and the other proposed extensions.

The Conservation Officer supports the proposal subject to appropriate conditions. If it is minded to grant permission the conditions suggested by the Conservation Officer will be attached to the decision notice.

It is therefore considered that the works are acceptable as the changes (subject to conditions) will have no adverse impact on the character and appearance of the Listed Building in accordance with Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 and the NPPF.

Other matters:

None.

Conclusion

The proposed works have been considered against Section 16 of the Planning (Listed Building and Conservation Area) Act 1990 and advice given in Chapter 16 of the National Planning Policy Framework. In light of this

assessment, it is considered that the works are acceptable as the changes (subject to conditions) are considered not to have an adverse impact on the character, appearance and fabric of the Listed Building.

Recommendation: Grant Listed Building Consent subject to the conditions below:

Conditions stating the time by which the development must be commenced:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or require matters to be agreed before the development commenced:

2. No development shall take place until a detailed specification and methodology for the repair of the external brickwork (and any other external finishes) on the Mill Tower has been submitted and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure the use of appropriate materials for this Grade II listed building in accordance with the National Planning Policy Framework and Policy LP25 & LP26 of the Central Lincolnshire Local Plan

3. No development shall take place until the proposed new walling (including finishes for the timber, metal sheeting and a sample of the brick for the external repair to the Mill Tower), roofing and external materials including all windows and doors have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details. The details submitted shall include; the proposed colour finish and rainwater goods to be used.

Reason: To ensure the use of appropriate materials for this Grade II listed building in accordance with the National Planning Policy Framework and Policy LP25 & LP26 of the Central Lincolnshire Local Plan.

4. No works shall take place until a sample panel (brick) of no more than 1 metre square has been provided for the repair of the external brick work on the Mill Tower, showing the colour, style and texture of the mortar and bond of the brick have been provided on site for the inspection and approval in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details

Reason: To ensure the use of appropriate materials for this Grade II listed building in accordance with the National Planning Policy Framework and Policy LP25 & LP26 of the Central Lincolnshire Local Plan.

5. No works shall take place until full details of the internal finish to the walls of the Mill Tower have been provided in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of this Grade II Listed Building, in accordance with section 17 of the Planning (listed Buildings and Conservation Areas) Act 1990 (as amended) and in accordance with the National Planning Policy Framework and Policy LP25 & LP26 of the Central Lincolnshire Local Plan.

6. No development shall take place until full details and specifications of the Mill Cap have been submitted to, and agreed in writing with, the local planning authority. The development shall be constructed in accordance with the approved details, before first occupied and retained as such thereafter.

Reason: To safeguard the character and appearance of this Grade II Listed Building, in accordance with section 17 of the Planning (listed Buildings and Conservation Areas) Act 1990 (as amended) and in accordance with the National Planning Policy Framework and Policy LP25 & LP26 of the Central Lincolnshire Local Plan.

7. No works shall take place until full details of the internal staircase (including the balustrade, handrails, newels etc) to the Mill Tower have been provided in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: To safeguard the character and appearance of this Grade II Listed Building, in accordance with section 17 of the Planning (listed Buildings and Conservation Areas) Act 1990 (as amended) and in accordance with the National Planning Policy Framework and Policy LP25 & LP26 of the Central Lincolnshire Local Plan.

Conditions which apply or are to be observed during the course of the development:

8. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings: LDC3048-PL-02B dated 16/09/2022 and 16/09/2022 and LDC3048-PL-03B dated 16/09/2022. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

9. No part of the proposed dwelling shall be occupied until the Mill Tower has been fully restored.

Reason: To ensure the full restoration of the Mill Tower to safeguard the character and appearance of this Grade II Listed Building, in accordance with section 17 of the Planning (listed Buildings and Conservation Areas) Act 1990 (as amended) and in accordance with the National Planning Policy Framework and Policy LP25 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None.

Notes to the Applicant

External Finish to the Mill Tower

Utilising a non-breathable clear coating will not be acceptable as this would restrict the breathability of the tower and result in long term damage.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report