



MAP SCALE 1: 1250
CREATED DATE: 26/08/2022

<u>COMMITTEE DATE</u>	23/09/2022	<u>WARD</u>	Leamington
<u>APP REF</u>	V/2022/0421 & V/2022/0429		
<u>APPLICANT</u>	David Lawrence (Ashfield District Council)		
<u>PROPOSAL</u>	Removal of the Existing Roof and Replace with New Low Pitch Conical Roof		
<u>LOCATION</u>	Lindleys Mill, Prospect Place, Sutton-In-Ashfield, NG17 1AD		
<u>Web Link</u>	https://www.google.co.uk/maps/place/Lindley's+Mill/@53.1210531,-1.2637707,19z/data=!4m13!1m7!3m6!1s0x4879942bc6978e1f:0x436d1a23c791c0e!2sProspect+PI,+Sutton-in-Ashfield!3b1!8m2!3d53.121668!4d-1.2634899!3m4!1s0x4879942be9e38cf9:0x82ef3542740783a6!8m2!3d53.1211332!4d-1.2634723		

BACKGROUND PAPERS

App Registered 26/05/2022

Expiry Date 20/07/2022

Consideration has been given to the Equalities Act 2010 in processing these applications.

These applications have been referred to the planning committee as they are the Local Authorities own applications.

The Application

This report is in respect of applications for Listed Building Consent (V/2021/0421) and planning permission (V/2022/0429). Whilst the proposal is combined into one report, two separate decisions are required to be made by members at the committee meeting.

The proposal is to replace the roof at the windmill with a new low pitch conical roof. The existing roof was installed in 2013 and was a sunken roof with a roof light. Due to restricted access and the height of the mill there have been ongoing maintenance issues resulting in leaks which are resulting in damage to the building. The proposal seeks to change the roof with long life materials to minimize maintenance requirements and extend the life of the building, preserving it for future generations.

Alongside the proposed roof work, there are some other minor alterations that have been proposed:

- The surface water drainage is to be relocated to the outside of the building to reduce the chance of water ingress. A single vertical RWP has been proposed to the rear of the building in a black heritage style specification.

- Coat the building in a breathable but water repelling clear coat finish to prevent moisture seeping through the sandstone and forming condensation within.

Consultations

Site Notices have been posted together with individual notification of surrounding residents. Statutory consultees have also been notified of the proposal. The following responses have been received:

Residents Comments:

A total of 3 residents' comments were received in respect of this application. All 3 were in support of the application, a summary of their comments is below:

- The improvements are needed to preserve an important part of Suttons history.
- The new roof will be barely noticeable and will not detract from the heritage aspect of the windmill.
- An onion cap may have worked better to replicate the historical roof shape, but the conical roof is a practical solution for the mill roof.

Historic England - Raised no objections to the application.

Nottinghamshire County Council (NCC) Archaeology – Raised no objections to the application.

The Society for the Protection of Ancient Buildings (SPAB) – The proposal for replacing the existing roof is feasible.

Suggested that if the roof were ever to be properly repaired, that an authentic cap, such as an ogee cap, which are typical for Nottinghamshire mills, should be considered.

Policy

Having regard to Section 38 of the Planning and Compulsory Purchase Act 2004 the main policy considerations are as follows:

Ashfield Local Plan Review (ALPR) (2002)

- ST1 – Development
- ST2 – Main Urban Area
- EV12 – Listed Buildings
- EV13 – Setting of Listed Buildings

National Planning Policy Framework (NPPF) (2019)

- Part 12 – Achieving Well-Designed Places
- Part 16 – Conserving and Enhancing the Historic Environment

Relevant Planning History

Application Reference	Description	Decision	Decision Date
V/2004/0670	Listed Building Consent for Repair & Renovation	Conditional Consent	09/09/2004
V/2012/0316	Re-Roof and Re-Glaze Windows of a Grade II Listed Building. Creation of a Soakaway and Erection of Free-Standing Interpretation Board	Conditional Consent	06/11/2012
V/2014/0622	Listed Building Consent for the Installation of 2 No. Vents into Existing Bricked up Window Openings, Three Flat Roof Vents, Installation of Reclaimed Timber Floor, and Interpretation Panels to Internal Walls	Conditional Consent	26/01/2015

Main Material Considerations

- Heritage and Listed Status
- Visual Amenity
- Residential Amenity

Summary

Lindleys Mill is a Grade II listed windmill that was built circa 1820 by James Lindley. The mill is listed due to its special architectural and historic interest and is an asset to Sutton's history.

The building is constructed from traditional materials, stone, lime mortar and lime plaster. These materials are susceptible to damp if there is not adequate ventilation to remove the build up of moisture.

Paragraphs 199 and 200 of the NPPF demonstrate that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, whilst any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Visual Amenity

The proposed new roof will sit seamlessly alongside the historic structure of the building. The slightly overhanging portion will not detract from the stonework of the building, and the shape is reminiscent of the original ogee cap. The roof does not appear to be excessive or disproportionate to the existing building and appears in keeping with the character.

The proposed relocation of the drainage is considered acceptable. The heritage style black colour is appropriate for the building and will not significantly detract from the character of the building.

The water repelling clear coat to the stone is effectively invisible and is in contrast to a suggestion which proposed a lime-based cream coloured render to waterproof the walls. It

was considered that this material would detract from the character of the mill and would diminish its historic value. The clear coat is therefore considered appropriate as this will provide the building with the waterproofing it needs, whilst keeping its historic value.

Residential Amenity

Lindleys Mill is sited within a dense residential area; however, it is considered that the proposed works would not arise to any significant impact on residential amenity. The building is well-established and there are no alterations to the overall footprint of the building.

The proposed roof does not significantly increase the height of the building, nor does its size or scale create any overshadowing impact.

Conclusion

Overall, the proposal is considered an appropriate form of development in terms of scale, siting, and appearance.

The impact on the visual and residential amenity has been assessed, and it is considered that there will be no undue harm to neighboring properties and no loss of visual amenity in the street scene and surrounding area.

The proposal will have an impact on the heritage asset because it introduces a new roof which although similar, it is not an ogee cap which was the original and traditional roof for mills in Nottinghamshire. The proposed works, as a whole, sustains and enhances the heritage asset because it protects it from further damage and preserves and enhances the building.

It is therefore recommended that Listed Building Consent and planning permission be granted subject to the following conditions.

Recommendation:

V/2021/0421 – Grant Listed Building Consent subject to the following conditions

V/2021/0429 – Grant planning permission subject to the following conditions

CONDITIONS

(These conditions will be identical for both V/2022/0421 & V/2022/0429)

1. The development hereby approved shall be begun before the expiration of 3 years from the date of this permission.
2. This permission shall be read in accordance with the following plans and submitted details: site location plan (drawing number: AM1114A-ADC-00-00-DR-A-098), design and access statement (document reference: AM1114A-ADC-ZZ-ZZ-DA-A-001_P00), existing and proposed elevations (AM1114A-ADC-00-00-DR-A-099) and the development/works specification document (document reference: AM1114A-ADC-ZZ-

ZZ-SP-A-001) all received on 25/05/2022. The development shall therefore be undertaken in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

REASONS

(These reasons will be identical for both V/2022/0421 & V/2022/0429)

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1991 as amended.
2. To ensure the development takes the form envisaged by the Local Planning Authority when determining this application.

INFORMATIVE

1. The applicant/developer is strongly advised to ensure compliance with all planning conditions, if any, attached to the decision. Failure to do so could result in legal action being taken by Ashfield District Council at an appropriate time, to ensure full compliance. If you require any guidance or clarification with regard to the terms of any planning conditions, then to contact the development & Building Control Section of the Authority on Mansfield (01623 450000)