

[08]

Listed Building Consent - Alterations

N/003/01019/ 24

APPLICANT: East Lindsey District Council

VALID: 11/07/2024

AGENT: Stem Architects,

PROPOSAL: Listed Building Consent - Erection of visitors centre to include cafe & shop with car park, alterations to existing millers cottage, change of use from sail shed to education space and minor works to existing outbuildings and site landscaping.

LOCATION: ALFORD WINDMILL TRUST, EAST STREET, ALFORD, LN13 9EH

1.0 REASONS FOR COMMITTEE CONSIDERATION

1.1 The application is required to be determined at Planning Committee for reasons of transparency in decision making, because the applicant is East Lindsey District Council.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site comprises the wider Alford Windmill site. There are a number of existing buildings around the windmill itself, as well as the existing carparking area, landscaping and access. The site is currently closed to the public but has previously provided a visitor attraction.

2.2 The Mill is Grade I listed, (National Heritage List for England ("NHLE") List Entry Number: 1146936), but it is noted that no works are proposed to the mill in this application. This application relates to the associated buildings, being the Sail Store, Miller's Cottage, Pigsties and the Engine Shed, which are listed at Grade II for group value. (NHLE List Entry Numbers: 1146943; 1063029; 1063030).

2.3 The windmill is on Historic England's Heritage At Risk Register. However, it is currently subject to a programme of conservation and repair which have previously been granted listed building consent, (01226/23).

2.4 Millers Cottage has been in residential use and the other buildings around the site have been used in relation to the visitor attraction, including a café (Sail Shed), and shop, (Engine Shed).

2.5 The site is on the edge of Alford, which is categorised as a 'Town' in the settlement hierarchy of the Local Plan.

2.6 The site is within the conservation area of Alford and there are trees protected by Tree Preservations Orders on the front boundary of the site.

2.7 The site is within Flood Zone 1.

3.0 DESCRIPTION OF THE PROPOSAL

3.1 Listed Building Consent is sought for the following:

- Erection of a new visitor centre building including a café located to the north of the site within an area currently used for car parking.
- Refurbishment of the Miller's Cottage to facilitate a two-bed holiday let with site office and baker's oven on the ground floor.
- Refurbishment of the Sail Store to facilitate an educational space with historic installations.
- Reuse of the Pigsties as a children's play area.
- Refurbishment of the shop for use as a display for a collection of Millwright tools.
- External works to reform both the soft and hard landscaping throughout the site.

3.2 The proposals do not include any works to the windmill.

3.3 The works are being funded by the Levelling Up Funding.

3.4 It is noted that there is a planning application currently being considered for this development - 01018/24.

4.0 CONSULTATION

4.1 Set out below are the consultation responses that have been received on this application. These responses may be summarised and full copies are available for inspection separately. Some of the comments made may not constitute material planning considerations.

Consultees

4.2 TOWN COUNCIL – supports the application

4.3 HISTORIC ENGLAND – Supported the creation of the new visitor centre. Requested some amendments to the parking layout to ensure the views across the site to the windmill were not compromised. Amended plans were received to reflect the recommendations. Awaiting final comments at the time of writing this report

4.4 CONSERVATION OFFICER – requested clarification of some details, and some minor alterations to the original plans. Commented on the

amended plans and is satisfied that the details are now satisfactory, subject to condition.

4.5 ARCHEOLOGIST – No objections to the proposal

Publicity

4.6 A site notice and press advert were displayed, and neighbours notified by letter.

Neighbours

4.7 No response received at the time of writing this report.

5.0 RELEVANT SITE HISTORY

5.1 01226/23 – Listed Building Consent to existing windmill including reinstating the cap, fan and sails, removal of the curb and redecoration of the exterior.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan comprises of the East Lindsey Local Plan (adopted 2018), including the Core Strategy and the Settlement Proposals Development Plan Document; and any made Neighbourhood Plans. The Government's National Planning Policy Framework (NPPF) is a material consideration.

East Lindsey Local Plan

SP10 - Design

SP11 - Historic Environment

National Planning Policy Framework

Alford Neighbourhood Plan

Policy 10.

7.0 OFFICER ASSESSMENT OF THE PROPOSAL

Main Planning Issues

7.1 The main planning issues in this case are considered to be:

- **Impact on Heritage Assets and Visual Impact**

Impact on Heritage Assets and Visual Impact

- 7.2 SP11 of the Council's Local Plan aims to secure the continued protection and enhancement of heritage assets in the district and support proposals that preserve and enhance heritage assets and their setting and the special character, appearance and setting of conservation areas. This advice is reiterated in the NPPF, which provides guidance on considering potential impacts on the significance of designated and non-designated assets. Section 66 of The Planning (Listed Buildings & Conservation Areas) Act 1990 requires that special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3 Policy SP10 of the Local Plan states that the Council will support well-designed sustainable development, which maintains and enhances the character of the District's towns, villages and countryside.
- 7.4 Policy 10 e) of the Alford Neighbourhood Plan states: *"refurbishment of existing heritage assets (both listed and locally important) in poor condition or underused will be promoted as long as it sustains and enhances the historic and architectural significance and possible remediate inappropriate intervention and extension performed in recent times."*
- 7.5 It is noted that the Historic England officer commented on the existing site as follows:
- 7.6 *The immediate setting of the mill, including the ancillary buildings and open spaces which fall within the curtilage of the mill, is also an important part of its significance. The buildings include the pigsties and engine shed, sail store and outbuildings, and former house and mill offices, all of which are listed grade II. Altogether, the site survives remarkably well in its historic form with open access from the road and clear views of the mill itself and yard from the road. The surviving buildings and spaces help make evident how the site was used and the ancillary functions required.*
- 7.7 The proposal would see the addition of a new building forming a visitor's centre, which would be located to the north of the windmill in an area currently used as a carpark. The building is proposed to be single story and would form a T shape.
- 7.8 The proposed siting and design of this building are acceptable in the context of the Grade 1 listed windmill. The Historic England officer and the Council's conservation officer have been consulted and it is noted that the Historic England officer did not have any objections to the

proposed new building, considering it would be in an appropriate location in relation to the windmill, and designed appropriately in relation to the site. It was also noted by the Historic England Officer that the new visitors centre would help to secure a long-term future for the historic site as a visitor attraction.

- 7.9 With regard to the new building, the Council's conservation officer requested the solar panels be moved, (if viable), from the southern roof slope as this directly faced the Grade 1 listed mill. The solar panels remain on the southern roof slope, along with additional panels on the western roof slope. This is required to increase the solar capacity to achieve 7kWp as required by the SBEM Energy modelling. On balance, this is considered to be acceptable to enable the site to generate low carbon energy.
- 7.10 The conservation officer requested a full schedule of materials, a brick sample panel including mortar mix, and details of the windows and doors to be provided. These will be secured by condition.
- 7.11 Subject to the above conditions, the proposed new building to provide a visitor's centre would have an acceptable impact on the setting of the Grade 1 listed windmill and the associated Grade II listed buildings and would not result in harm to the character of the area in compliance with Policies SP10 and SP11 of the Local Plan and the advice contained in the NPPF.
- 7.12 On recommendation from Historic England, amendments were sought to relocate some of the proposed carparking, including alterations to the landscaping scheme, in order to protect wider views of the windmill across the site and the primary lines of sight, which have historically run east - west between the road to mill across a space that is well defined with boundaries to north, south, east and west.
- 7.13 Amended plans were received showing the car parking arrangement and landscaping amended to move the parking spaces outside of the main line of sight described by the Heritage England officer. Two spaces remained at the Millers Cottage to serve the holiday let.
- 7.14 No further comments on the amended layout were received from Historic England at the time of writing this report, but it is considered that the amendments have largely addressed the concerns expressed initially by relocating the majority of the car parking away from the lines of sight.
- 7.15 The amendments sought to address the concerns raised about protecting

viewings across the site but ensure that adequate parking was provided to ensure visitors could access the site.

- 7.16 It was also recommended that the surface treatment in the area is as simple and uncluttered as possible with clear views between road and mill. Details of the car park surfacing shall be secured by condition.
- 7.17 It is noted that the Historic England officer requested that the rainwater goods for the Millers Cottage should be cast iron, and the existing door is retained in order to preserve the historic character of the building. This will be secured by condition.
- 7.18 The physical works to the existing buildings around the site, which are Grade II Listed, are small scale alterations and are acceptable. Some minor amendments were secured as a result of comments and recommendations by the Council's conservation officer.
- 7.19 New roof lights and windows are proposed for the Sail Shed. The proposed new windows mimic the existing windows and are acceptable. The positioning of the roof lights are confirmed to be between the existing roof trusses. Full details of the roof lights and the new windows proposed will be secured by condition.
- 7.20 With regard to the changes to the Miller's Cottage, details of the following will be secured by condition as requested by the conservation officer:
- proposed new light fitting on the principal elevation.
 - rainwater goods, which should be cast iron (in accordance with the recommendations of the HE officer)
 - new internal fire door under the staircase and any other new internal doors
 - the new electrical box meter cupboard including brick and mortar samples
 - any new flues
 - replacement of door on western elevation
 - any fire mitigation measures proposed within the building
- 7.21 Given the listed status of the buildings within the site, it is considered that condition should ensure a historic building record. The written scheme for this will be required prior to the commencement of the

works. A method statement of how the works will be undertaken in order to ensure the building is preserved and enhanced can be secured by condition.

8.0 OFFICER RECOMMENDATION

8.1 Grant consent.

8.2 Subject to conditions, the proposals would have an acceptable impact on the setting of the Grade 1 listed windmill and on the surrounding Grade II listed building and would not result in harm to the character of the area in compliance with Policies SP10 and SP11 of the Local Plan and the advice contained in the NPPF.

RECOMMENDATION: Approve

subject to the following conditions:

1. Dev to commence - Listed Buildings

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 Prior to installation on site, details of the new windows, external doors and roof lights for the Millers Cottage and Sail Shed building shall be submitted to and approved in writing by the Local Planning Authority. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, means of opening and finish. The rooflights and window shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

3 Details and or samples of the type of brick, along with the mortar mix and method of pointing to be used in the construction of the visitor centre building hereby approved shall be submitted to and approved by the Local Planning Authority prior to the commencement of any above ground development of the visitor centre building. All new brickwork shall match that approved in terms of the type of bricks used, the method of bonding, mortar colour and pointing style.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

- 4 The existing entrance door to the Millers Cottage building shall be retained in perpetuity.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

- 5 No above ground development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the visitor centre hereby permitted have been submitted to and approved in writing by the local planning authority. Details shall include, but are not limited to;

- Bricks including brick bond to be used;
- Mortar mix;
- External roof coverings including ridge tiles;
- Cladding;
- Rainwater goods;
- Ventilation outlets including flues, vents, caps etc.
- Photovoltaic Panels;

Development shall be carried out in accordance with the approved details.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with Policies SP10 and SP11 of the East Lindsey Local Plan.

- 6 Before development commences to the Millers Cottage or Sail Shed, a Level 2 Historic Building Recording, as set out in Historic England guide Understanding Historic Buildings, shall be submitted to and approved in writing by the Local Planning Authority and the finished record must be submitted to the Local Planning Authority before the dwelling hereby permitted is occupied.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

- 7 Prior to the commencement of works to the Miller's Cottage building, the following detailed information and specifications shall be submitted to and approved in writing by the Local Planning Authority;

- proposed new light fitting on the principal elevation;
- new internal fire door under the staircase and any other new internal doors;
- the new electrical box meter cupboard including brick and mortar samples;
- any new flues;

- replacement glazed door on western elevation;
- detail of all fire proofing measures within the building.

Reason - In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with SP11 of the East Lindsey Local Plan.

- 8 Prior to being installed on site the final colour and material of all new rainwater goods for both the visitors centre and Miller's Cottage shall be approved in writing by the Local Planning Authority. The rainwater goods shall be installed in accordance with the approved details and thereafter maintained.

Reason: In the interests of the architectural and historic integrity of the site and the development. This condition is imposed in accordance with Policies SP10 and SP11 of the East Lindsey Local Plan.