



TO: Planning Committee North

BY: Head of Development

DATE: 2 February 2021

DEVELOPMENT: Works to facilitate the change of use of the Engine House to form a 2-bedroom residential property (Listed Building Consent)

SITE: King's Mill School Lane Shipley Horsham West Sussex RH13 8PL

WARD: Southwater South and Shipley

APPLICATION: DC/20/0322

APPLICANT: **Name:** Mr and Mrs C Eustace **Address:** Kingsland Shipley Horsham RH13 8PL

REASON FOR INCLUSION ON THE AGENDA: To update Members following the resolution of the Committee at its meeting on 1 December 2020

RECOMMENDATION: To approve listed building consent, subject to appropriate conditions

1. INTRODUCTION

- 1.1 Applications for full planning permission and listed building consent were originally reported to Planning Committee North on 1 December 2020. Members resolved that the applications both be deferred to receive further financial information to seek to demonstrate that the proposal could secure the long-term repair and maintenance of the grade II* listed building. Members also made it clear that they were unable to fully assess the scheme until this information had been provided
- 1.2 Since the Committee resolution, the applicants have provided further information in relation to their financial position to provide some assurance that the proposal will realistically be carried out. This is referred to and considered in the report for DC/20/0321 and is not repeated here.
- 1.3 The applicants have taken note of the concerns raised relating to public access to the windmill, and both Historic England and the Council's desire for this to be secured. Therefore, as part of the Section 106 Agreement associated with the full planning application (DC/20/0321), they now agree to allow public access to the windmill tower on 'Heritage Open Days' (as suggested by Historic England). It has been advised that 'Heritage Open Days' offer a viable option, that would allow for public liability insurance, and the visits would be managed by the owners of the windmill with the help of Heritage Open Days. This is a nationally recognised organisation promoting access to special and historic buildings and locations.

- 1.4 Subsequent to the drafting of the original committee report, a further three representations have been received to the application. These raise concerns in respect of a lack of maintenance of the windmill, harm to the listed building, alternative proposals for the upkeep of the windmill, lack of public access to the windmill, the financing of the works, and lack of detail relating to the terms of the Section 106 Agreement.
- 1.5 Additionally, and as noted in the Addendum to the report to Planning Committee North in December, The Society for the Protection of Ancient Buildings (SPAB) - Windmill Section submitted further comments to the proposal. These revert back to their originally submitted comments stating the following:

The minor public benefits that might result from the creation of a single dwelling do not outweigh the harm that would be done to the heritage asset. This harm would result from a change of use that would affect the long term ability of the structure to function as an historic windmill. The SPAB Mills Section therefore object to the application

2. PLANNING ASSESSMENTS

- 2.1 At Planning Committee North on 1 December 2020 Members raised concerns about the lack of public access proposed as part of the scheme, and the 'soundness' of the financial argument for the enabling development and whether this could secure the long-term repair and maintenance of the mill.
- 2.2 The Council's Conservation Officer and the Officers assessment concluded that following significant amendments to the scheme the heritage benefits outweighed any harm caused. These benefits have now been increased further by the introduction of a commitment within the Section 106 Agreement to allow public access once a year to the historic windmill. The further financial information provided does not change the proposals the subject of the Listed Building Consent application, and Members are asked to consider the Committee Report attached, deferred from 1 December Planning Committee North meeting, alongside the full planning application for the change of use of engine house to form 2-bedroom residential property.

3. CONCLUSION

- 3.1 As set out in the Officer's report of 1 December 2020, and the addendum report, it is considered that the proposed works would preserve the historic interest of the grade II* listed building, in accordance with development plan policies, and that the less than substantial harm caused will be outweighed by the public benefit of securing ongoing funds to do so. The application for listed building consent for works to facilitate the conversion of the engine house to provide a dwelling is therefore recommended for approval, subject to the conditions set out below.

4. RECOMMENDATIONS

- 4.1 It is recommended that listed building consent be granted subject to the following conditions:

Conditions:

- 2 **Standard Time Condition:** The works hereby permitted shall begin before the expiration of three years from the date of this consent.

Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 3 **Pre-Commencement Condition:** No relevant works shall commence until the following details have been submitted to and approved in writing by the Local Planning Authority. The works must not be executed other than in complete accordance with these approved details:

- a) Drawings to a scale not smaller than 1:5 fully describing:
- new windows and external doors.

These drawings must show:

- materials
- decorative/protective finish
- cross section of frame, transom, mullions, glazing bars, etc.
- formation of openings including reveals, heads, sills, etc.
- method of opening
- method of glazing

- b) Samples or specifications of external materials and surface finishes.

- c) Specification and/or drawings fully describing method of incorporating thermal, fire and sound insulation, describing the effect on the appearance and fabric of historic and architectural features. This is particularly relevant at roof/wall junctions.

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 4 **Regulatory Condition:** All new and replacement rainwater goods shall be cast iron or cast aluminium.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No new plumbing, pipes, soil stacks, flues, vents, ductwork or the like, shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

- 5 **Regulatory Condition:** No new grilles, security alarms, lighting, cameras or other like items shall be fixed to any external face of the building other than as shown on the drawings hereby approved.

Reason: To ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).