DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0912/18/LBC
Proposal: Listed building consent sought to replace existing free standing staircase with new curved staircase fitted against existing internal wall of mill and the construction of a second floor to match and extend the existing (partial) second floor. Replacement of defective mill timber windows with timber windows of the same design.
Location: The Mill
24 Mansfield Court
West Boldon
NE36 0PL

Site Visit Made: 20/12/2018 and 7/2/2019

Relevant policies/SPDs

1 DM1 - Management of Development

2 DM6 - Heritage Assets and Archaeology

3 SPD9 - Householder Developments

4 DM7 - Biodiversity and Geodiversity Sites

Description of the site and of the proposals

Boldon Mill is a Grade II listed building located just outside the West Boldon Conservation Area. It is a tower mill dated around 1834 built of sandstone rubble with roughly dressed cill and lintels. The mill itself is 3 storeys high. In 1983 a planning application was granted for a change of use of the windmill to a private dwelling and permission was also granted for a two-storey extension and a new access. Listed Building Consent was also granted in 1983 for the change of use, extension and access. The extensions have subsequently been constructed and completed at the property.

In 2003 and 2004 there were two applications for planning permission for a second extension to the mill building. Also, in 2003 Listed Building Consent was granted for internal and external repairs and replacement windows and doors at the mill. In 2009 listed building consent and planning permission was granted for the replacement of oak front doors with meranti hardwood doors.

This listed building consent application proposes the replacement of an existing internal free standing staircase with a new curved staircase fitted against an existing internal wall of the mill. The works also include the construction of a second floor, to match and extend the existing second floor.

Since the original submission of the application, the applicant has amended the application to include for the replacement of window within the mill tower. The application description, application forms and supporting information has been updated and neighbor notification undertaken and further publicity carried out.

Publicity / Consultations **(Expiry date, neighbour consultations – 27/2/2019 , site notice – 27/2/2019, press notice – 6/3/19)**

1) **Neighbour responses –** None

2) Other Consultee responses –

Historic Environment Officer

Initial comments (internal works only) –

Whilst I am supportive of the proposals in principle, I am not convinced the drawings are accurate. The proposed first floor plan indicates an ever increasing gap between the wall and the staircase. I do not understand why such a gap would be needed when the staircase is being custom built. Rather, the proposed staircase ought to lie flush with the existing wall, albeit with a small gap so that it is not interfering with original historic fabric. This would negate the need for an additional handrail to the inside of the staircase, which would be much more sympathetic in terms of minimal intervention.

The proposed second floor plan appears inaccurate in that the staircase has been drawn into the actual wall.

I would also ask that the following additional details be supplied:

1. Further clarification of the window detailing to ensure we are clear that the new staircase will not interfere with the windows. I am minded to suggest we should see a drawing that demonstrates this detail as it is not clear from the submitted drawings, but it may be that this could be covered with an appropriate form of words;
2. Confirmation in writing that the existing floor joists will not be interfered with;

Further advice provided concerning future work to the property, following on site discussions.

Final comments – amended proposals, addressing previous comments relating to accuracy of plans and external works.

Following a site visit and the submission of additional details, I am supportive of the proposals relating to the property. I note that the plans state replacement windows will match the design / profile of the existing windows and will be in hardwood. I therefore do not envisage the need for any conditions to be attached from a heritage point of view.

Assessment

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

The main issue relevant to the assessment of the application is the impact of the proposed works on the character, architectural and historic interests of the Grade II listed building,

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Adopted South Tyneside Local Development Framework (LDF) Development Management Policy DM6 supports development proposals that preserve or enhance the historic and architectural character of listed buildings.

An existing modern free standing internal staircase has been removed, which gave access from a bedroom on the first floor to a dressing room area on the second floor. The application proposes the replacement of this with a bespoke staircase, which would follow the curve and vertical taper of the

external mill tower wall. The timber treads and closed risers with wrought iron balustrades and handrails between timber newels. The curved spandrel wall will have a plastered finish. The second floor construction will be made good and adapted with flooring grade chipboard on timber joists with a plasterboard and skim finish beneath, all to match existing, The beams supporting the second floor will be retained as an important original feature.

Additional information has been provided detailing the profile of the proposed staircase in relation to the existing first floor windows and internal face of the Mill wall. The proposed plans have also been annotated to address concerns relating to the accuracy of the submitted plans, which have occurred due to the taper of the wall.

The application has been amended since the original submission to include for the replacement of windows and openings within the Mill tower. The applicant in refurbishing the Mill tower has identified that existing windows need to be replaced, to address issues of damp and thermal performance. As such the application has been amended to include additional information, which details that the six windows and single doorset will be replaced like for like in hardwood with double glazed units, to include safety glass. The profile and style of windows would match the existing.

The Council's Historic Environment Officer has raised no objections to the proposal. A condition is recommended to require that the proposed works be undertaken in accordance with submitted details. Subject to compliance with this condition it is considered that the proposed works would preserve the historic, architectural character and heritage, and visual appearance of this Grade II listed building and so it would accord with adopted South Tyneside LDF Development Management Policies DM1 (A) and DM6.

Other matters - Impact on wildlife.

The Council's Countryside Officer reviewed the application at validation stage and advised that a bat survey was not required to accompany this application. It was advised that the risk of bats being present and affected by the proposal is reduced by the proposal comprising internal works, that the proposed works would not affect the roof /eaves and that the property, although unique, is in a built up area where there are many potential roosting opportunities for bat. An informative is recommended advising the applicant of the protection afforded bats and in the event that bats or signs of bats (such as droppings or dead bats) are discovered at any stage during the works, that work must stop immediately and advice sought from Natural England.

Conclusion

It is considered that the proposal would accord with adopted South Tyneside Local Development Framework (LDF) Development Management Policies DM1 (A) and DM6, and the requirements of the NPPF.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 18A of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The works hereby permitted shall be undertaken in accordance with the Proposed Plan received 30/01/2019, Proposed Profile Elevation received 30/01/2019 and External Photographs detailing existing timber openings within the Mill tower received 30/01/2019, unless alternatives have been previously submitted to and approved in writing by the Local Planning Authority pursuant to this condition.

To ensure a satisfactory standard of development and to preserve the historic, architectural character and heritage, and visual appearance, of this Grade II listed building, in accordance with adopted South Tyneside LDF Development Management Policies DM1 and DM6.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

2 NOTE TO APPLICANT

All British bats are protected by both UK and European legislation. This legal protection extends to any place that a bat uses for shelter or protection whether bats are present or not. Should bats or signs of bats (such as droppings or dead bats) be discovered at any stage during the works, work must stop immediately and advice sought from Natural England. Failure to do this may result in an offence being committed, regardless of planning consent, and could lead to prosecution.

List of approved plans for standard note

Plan Reference

Photographs - existing timber windows and openings to Mill received 30/01/2019

Proposed Plans received 30/01/2019

Profile elevation received 30/01/2019

Case officer: Helen Lynch
Signed:
Date: 07/03/2019

Authorised Signatory:
Date:

«END»