

# Planning Committee

14 August 2020

Agenda item number 7.1

## **BA/2020/0181/FUL and BA/2020/0182/LBC, Six Mile House Mill, Acle New Road, Halvergate**

## **BA/2020/0211/LBC, Wiseman's Mill, River Bure, Ashby with Oby**

Report by Heritage Planning Officer

---

### **Proposals**

Six Mile House Mill: Installation of new shallow conical roof over existing curb ring

Wiseman's Mill: New doors and windows

### **Applicant**

Water, Mills and Marshes Landscape Partnership Scheme

### **Recommendation**

Approve all above applications subject to conditions

### **Reason for referral to committee**

Director discretion

### **Application target date**

Six Mile House Mill 19/08/2020 (ful and lbc)

Wiseman's Mill 27/08/2020

---

## **Contents**

1.	Introduction 2 Description of site and proposals	2
	Six Mile House Mill	2
	Wiseman's Mill	3
3.	Site history	4
4.	Consultations received	4
5.	Representations	5
	Planning Committee, 14 August 2020, agenda item number 7.1	1

6.	Policies	5
7.	Assessment	5
	Principle of development	5
	Impact upon heritage and design	6
	Impact on ecology	6
	Impact on amenity	7
8.	Conclusion	7
9.	Recommendation	7
9.	Reason for recommendation	7
	Appendix 1 – Location map	9

## 1. Introduction

- 1.1. This report covers 3 planning applications submitted as part of the Water, Mills and Marshes Landscape Partnership scheme (WMM). WMM is a £4.5m programme funded by the Heritage National Lottery Fund and covers a wide range of projects, including the repair and restoration of a number of mills within the Broads.
- 1.2. A number of planning applications will be submitted on behalf of WMM and considered over the coming months.
- 1.3. The background to most of the applications is the same, and whilst the works proposed vary in detail, the objectives and the principles are broadly the same. It is therefore proposed to combine a number of applications in a single report where practical.
- 1.4. This report covers two applications at Six Mile House Mill in Halvergate and one at Wiseman’s Mill in Oby.
- 1.5. The Heritage Asset Review Group (HARG) receive an update on the progress of the WMM work at their quarterly meetings.

## 2. Description of sites and proposals

### Six Mile House Mill

- 2.1. Six Mile House Drainage Mill is within the parish of Halvergate adjacent to the southern bank of the River Bure and is accessible and visible from Acle New Road (A47T). Runham is the nearest settlement and is to the north east of the application site. The site is within the Halvergate Marshes Conservation Area.
- 2.2. Six Mile House Drainage Mill is an historic brick built drainage windmill that was used to drain land to the south of the River Bure and dates to the mid-19th Century. The building is Grade II Listed. It is a three storey tapering circular brick tower with one first

floor window opening and two doors at ground floor level. Externally, the curb on top of the tower and the brick drainage lane are intact, and there are remnants of the scoop wheel at ground level. A simple flat roof exists, but it is in a poor condition.

- 2.3. Although much of the interior mechanisms of the mill survived until the 1970s, regrettably little now remains apart from the timber upright shaft and parts of the crown wheel and pit gear. There are three boarded floors above ground level, all in poor condition.
- 2.4. The site can only be accessed by river or by foot.
- 2.5. Planning Permission and Listed Building Consent was granted in 2018 (BA/2018/0266/FUL and BA/2018/0267/LBC) for works to conserve mill, including the installation of new doors and windows, flat roof and access ladders.
- 2.6. The above permissions have been implemented and works are currently underway. This proposal, for planning permission and Listed Building Consent (BA/2020/0181/FUL and BA/2020/0182/LBC) is for a change in the design of the previously approved replacement inset flat roof to a conical shaped roof to be constructed in timber with dark grey EPDM (ethylene propylene diene monomer) cladding. The reason for the change in design is because it was found that more of the historic gearing existed at the top of the tower than was previously understood. Once at a high level it was clear the gearing would not be covered by the proposed inset flat roof and therefore a conical roof is now proposed to help protect the gearing and machinery found above the curb.

#### List Description

- 2.7. Six Mile House Drainage Mill II Derelict windpump, mid C19 with tarred brick tower and remains of boat shaped cap. Tapering circular tower of 3 storeys. Opposing openings for ground floor entrance doors. One window opening on first floor and cap floor. Segmental brick arches. Two stocks and four 9 bay sails. Cap frame and machinery. Remains of fanstage. Internal machinery connected to external scoop wheel with wooden starts.

#### Wiseman's Mill

- 2.8. The site comprises a Grade II\* Listed drainage wind pump (Wiseman's Mill) dating from the mid-18th Century, a detached timber engine shed and the sparse remains of a former dwelling, set within a 'L' shaped site on the eastern banks of the Rive Bure at approximately the midpoint between the village of Thurne to the north and Acle Bridge to the south. The site became disused in the mid-20th century, the structures on the site fell into disrepair, the mill lost its cap, the engine shed became dilapidated, and all that remains of the dwelling is the floor, fireplace, and two courses of bricks which demonstrate the size and layout of the former abode.
- 2.9. The mill and engine shed sit to the front of the site close to the river's edge, with a rectangular area to the rear which is well screened by trees to the side and rear. A drainage dyke runs adjacent to the northern boundary.

- 2.10. The site can only be accessed by river or foot, with the nearest road ending near South Oby Dyke which itself is some 300m to the north.
- 2.11. Planning Permission and Listed Building Consent was granted in April 2018 (BA/2017/0149/FUL and BA/2017/0150/LBC) for the full restoration of the mill and detached engine shed, partial restoration of Wisemans Cottage to provide storage and the provision of two shepherd huts and two platforms for camping. This permission has not been implemented.
- 2.12. This application for Listed Building Consent (BA/2020/0211/LBC) is for a change in design of the replacement windows and doors proposed from the previous consent. Previously, the proposal was to re-instate with like-for-like replacements of the existing windows and doors which were in a poor condition. However, the existing windows are later additions and not of an original style. The mill has two recent doors, but these are again not of the original design. This application proposes instead new opposing ground floor doors of traditional, boarded design and new first and second floor windows of authentic pattern, which comprise one half glazed with a vertical glazing bar and one half with side-hinged boarded shutters.

#### List Description

- 2.13. Drainage windpump. Dated 1753, by Robert Martin. Brick. 4 storey tapering circular brick tower with batter to top stage. Segmental-headed door to east below blocked window. One second floor window above and to south. Curb track intact with cap frame and fan stage. Striking gear wheel. 2 stocks but no sails are connected to windshaft. Brakewheel and upright shaft lead to crownwheel. Originally water pumped by turbine, later gearing connects to adjacent steam engine shed.

### 3. Site history

- 3.1. Six Mile House Mill- BA/2018/0266/FUL and BA/2018/0267/LBC - Works to conserve mill, including the installation of new doors and windows, flat roof and access ladders.
- 3.2. Wiseman's Mill- BA/2017/0149/FUL and BA/2017/0150/LBC - Restoration of mill and detached engine shed. Partial restoration of Wisemans Cottage to provide storage. Provision of two shepherd huts, plus two platforms for camping.

### 4. Consultations received

Consultee	Six Mile House Mill	Wiseman's Mill
Parish Councils	No response	No response
District Members	No response	No response
Broads Society	Strongly support	No response
Historic England	Not consulted	No comment

Amenity Societies	No response	No response
Norfolk Windmill Trust	No response	No response
Environment Agency	No comment	Not consulted
Broads Authority Environmental/ Ecology Officer	No objections subject to biodiversity enhancements secured via condition- condition recommended	No response

## 5. Representations

5.1. None

## 6. Policies

6.1. The adopted development plan policies for the area are set out in the [Local Plan for the Broads](#) (adopted 2019).

6.2. The following policies were used in the determination of both of the applications:

- SP5- Historic Environment
- DM11- Heritage Assets
- DM13- Natural Environment
- DM21- Amenity
- DM43- Design
- SSMILLS- Drainage Mills

## 7. Assessment

7.1. The proposed developments each relate to conservation and maintenance works to the disused Listed drainage mills.

7.2. The key issues in the determination of the applications are the principle of the development, the impact on the heritage, design, and ecology.

### Principle of development

7.3. These proposals are part of a wider scheme to undertake repair and conservation works to former drainage mills, which contribute to the character of the Broads area generally and the Conservation Area specifically (with regards to Six Mile House Mill). The works proposed would help arrest the on-going deterioration of the buildings and secure their future for the longer term. The proposals are therefore acceptable in principle and, indeed, welcomed.

## Impact upon heritage and design

### Six Mile House Mill

- 7.4. Given the level of historic fabric that has been found to sit above the curb of the mill and that the approved inset roof would not protect this, the use instead of a conical roof to cover this historic fabric and thereby protect it is welcomed. It is accepted that the inset roof would not have been visible and the conical roof will be seen, meaning that the look of the mill will be altered as a result of this proposal. However, it is not uncommon to see this style of roof on mills in the Broads such as Hickling Broad Mill and Hoveton's Dydall's Mill and further afield such as at Nordelph Mill at Upwell Fen in West Norfolk. They are a simple and effective way of retaining and protecting existing machinery above the curb whilst not providing a full cap (and the expense of this) and have been used in varying forms on other mills. The roof proposed is of a shallow form with a dark rubber material to clad, matches the dark black tarred walls of the mills, which will ensure the structure is visually recessive, and is considered appropriate. From afar, the dark walls of the mill and dark conical roof will be seen in silhouette which will provide an appropriate and attractive visual reference point in Halvergate Conservation Area and the wider Broads landscape. The roof structure, whilst proposed as a permanent feature, could be removed should it be considered appropriate or the funding secured for a full boatshaped cap to be erected. The use of a conical shaped cap here is therefore considered visually and functionally appropriate.

### Wiseman's Mill

- 7.5. Given the existing poor condition of the windows and doors and the fact that they are not historic, their replacement will help secure the building and protect the historic fabric within the building for the longer term and is therefore welcomed, as was concluded in the previously approved applications. Previously, the proposal was to re-instate with like-for-like replacements, however the current scheme using windows and doors which are more authentic in pattern, is an improvement and is welcomed.

## Impact on ecology

### Six Mile House Mill

- 7.6. An ecology survey was submitted with both the previous and current applications, and these have been reviewed by the Authority's ecologist. So long as the bat enhancements proposed is made a requirement of a planning condition as previous it is considered that there will be no adverse impact on protected species, which is appropriate.

### Wiseman's Mill

- 7.7. It is not considered that the change in design proposed for replacement windows and doors will have an adverse impact on ecology. However, the Authority's ecologist has been consulted and a verbal update will be given.

## Impact on Amenity

- 7.8. Given the small scale, remote locations and the nature of the proposals it is not considered that there will be an adverse impact on neighbouring amenity as a result, at either Six Mile House Mill or Wiseman's Mill.

## 8. Conclusion

- 8.1. The works proposed at both sites would help arrest the on-going deterioration of the historic buildings and secure their future for the medium term. The proposals are therefore acceptable in principle and, indeed, welcomed. The proposed works will help preserve the historic fabric of the Listed Buildings by ensuring they are weather tight and are considered to be of an appropriate design which would preserve their character and appearance.

## 9. Recommendation

- 9.1. That authority be given to approve the applications subject to conditions below:
- 9.2. BA/2020/0181/FUL Six Mile House Mill- Installation of new shallow conical roof over existing curb ring.

### **Approve subject to conditions:**

- 1. Time limit**
- 2. In accordance with plans**
- 3. Ecological bat enhancements agreed to be undertaken**

- 9.3. BA/2020/0182/LBC Six Mile House Mill- Installation of new shallow conical roof over existing curb ring.

### **Approve subject to conditions:**

- 1. Time limit**
- 2. In accordance with plans**
- 3. All new materials to be agreed prior to installation**
- 4. Any damage to be made good**

- 9.4. BA/2020/0211/LBC Wiseman's Mill- New doors and windows

### **Approve subject to conditions:**

- 1. Time limit**
- 2. In accordance with plans**
- 3. All new materials to be agreed prior to installation**
- 4. Any damage to be made good**

## 10. Reason for recommendation

- 10.1. The proposals above will help secure the longevity of important historic buildings on the Broads, for existing and future generations to enjoy which is welcomed and the proposals will not have an adverse impact on ecology or neighbouring amenity in accordance with policies SP5, DM5, DM11, DM13, DM43 and SSMILLS of the Local Plan

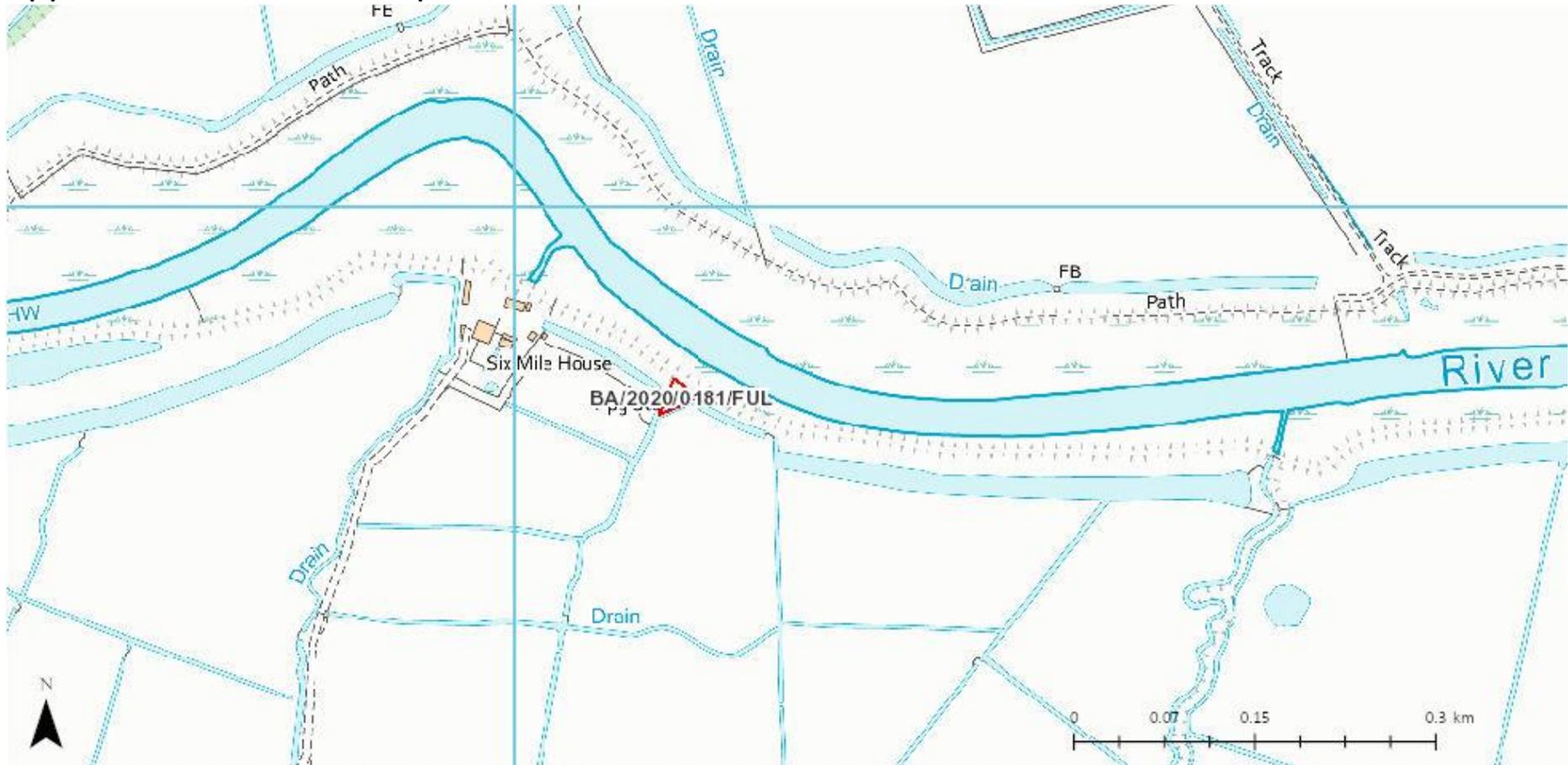
(2019). They are in accordance with the National Planning Policy Framework (2018) which is a material consideration in the determination of this application. The applications comply with the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act as having special regard to preserving Listed Buildings and Conservation Areas.

Author: Kayleigh Judson

Date of report: 29 July 2020

Appendix 1 – Location map

## Appendix 1 – Location map



© Crown copyright and database rights 2020 Ordnance Survey 100021573. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.