



Delegated Report

Lawful Development Certificate

Application no:	20220766
Location	The Windmill Wrotham Road Meopham Gravesend
Proposal:	Application for a Lawful Development Certificate in respect of the proposed conservation and repair of a Grade II Listed Windmill on a like for like basis.
Applicant:	Mr Luke Bonwick, Kent County Council
Site Visit	N/A Desktop Assessment

Plans & Documents

- Application form;
- Block Plan;
- Location Plan;
- Section through building – as existing (Sweeps and machinery omitted);
- Section as proposed (Sweeps and machinery omitted);
- Cap roof – elevations as existing;
- Cap roof – elevations as proposed;
- Sweeps – as existing;
- Sweeps – as proposed;
- Heritage Statement;
- Perspective views of cap, fan stage and fantail;
- Visual of the completed mill as proposed;
- 3D Perspective view of structure (Sweeps and internal machinery omitted);
- Evidence to verify the application for a Lawful Development Certificate; and

- List of proposed repairs.

Description of Site

The building comprises a windmill built in early nineteenth century, it has a small building at the base which is used as the offices of Meopham Parish Council; the windmill is a grade II* listed building situated in Meopham Green Conservation Area. The listing description is as follows:

1801 built by the brothers Killick. Smock mill. Lower 2 storeys red brick, upper 3 storeys weatherboarded. Four sweeps. Recently restored. Machinery complete and in working order.

Material Consideration

Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990, inserted by Section 61 of the Enterprise and Regulatory Reform Act 2013.

Essentially, works to a listed building would be lawful if they would not affect the character of the listed building as a building of special architectural or historic interest.

Planning History

None relevant.

Consultations

Internal

GBC Conservation Officer

Removing components for repair, fitting a temporary cap to weather the head of the smock (tower) and alteration, is acceptable when repairing what are the dynamic (moving parts) of the windmill, which need to be removed to repair them in a workshop and then reinstate them.

Knowing the parties involved in the repair work, who are competent and experienced in the care of historic windmills, and the stakeholders financing the work (Historic England) I would be comfortable to advise issuing a lawful development certificate in this instance.

Neighbour consultation

As this is a Lawful Development Certificate no neighbour consultation is required.

Planning Analysis

This application relates to a Lawful Development Certificate for repair works to the windmill. A number of these repair works will be carried out in situ and other elements such as the roof cap, sails and fan stage will be removed and taken off-site in order to be repaired/replaced. It is stated in the submission that the fan tail has already been removed for safety reasons (which from Google Streetview can be seen to be some time since 2016).

It is proposed to fit a temporary flat roof to the building for weather protection once the existing roof cap is removed and which would be in place for the duration of the works until the repaired roof cap is put back in place. The fan tail which has already been removed will be repaired and reinstated. A new fan stage and new sails will be made to replace the existing ones. Once all of the elements which have been taken off the

building have been repaired/replaced with new then they will be reinstated back on the windmill. The repair works are varied with an extract from the submission showing the detailed make-up of the repair works:

1. Create secure compound on the site.
 2. Crane off existing sweep frames and stocks.
 3. Crane off cap, windshaft and fan stage. Remove fan stage from cap.
 4. Fit temporary flat roof over smock tower for weather protection.
 5. Transport all components off site to specialist workshop for repair. Place cap in covered, secure workshop for duration of repairs.
 6. Repair and re-level curb ring.
 7. Partly remove weatherboard cladding of cap to expose damaged cap frame.
 8. Repair and strengthen damaged cap frame timbers.
 9. Replicate fan stage in new timber. Decorate and install.
 10. Replicate and test-fit 8no. fantail blades.
 11. Overhaul fantail gearing and leave in working order.
 12. Reinstall weatherboard cladding of cap and redecorate front gable and sides (black 'tar' finish).
 13. Redecorate rear gable of cap white to match historic photographs (c1900-c1940). Reinstall missing weathervane (shown in historic photographs) above rear gable.
 14. Transport repaired cap to site. Complete installation of fan stage and gearing on site.
 15. Remove temporary roof.
 16. Crane cap into position. Set winding, test and monitor performance.
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1. Discard non-traditional metal stocks.
 2. Replicate sweep frames and stocks in new timber to match existing design, incorporating missing stock clamps.
 3. Fully decorate timber components of sweep assembly. Test-fit and balance under workshop conditions.
 4. Overhaul and decorate existing metal fixings.
 5. Overhaul front and rear striking gear.
 6. Rub down, redecorate and install 1/3 set of shutters to sweeps.
 7. Transport all components to site.
 8. Install sweeps, set up striking gear and test in operation.

The Council's Conservation Officer has been consulted on the application and he has advised that the proposed works would not require listed building consent.

It is therefore considered the proposed works would be lawful as they would not affect the character of the listed building as a building of special architectural or historic interest and as such listed building consent would not be required.

Conclusion

The proposed repair works would not affect the character of the listed building as a building of special architectural or historic interest and would therefore constitute lawful development in accordance with Section 26H of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Recommendation: Grant Lawful Development Certificate

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	28th September 2022	Dated:	28 September 2022