



Delegated Report

Listed Building Consent Application

Planning Application No: 20250170

Location: Meopham Windmill Wrotham Road Meopham Gravesend

Description: Application for Listed Building Consent for the removal of failed mortar haunch from abutment junction of engine house roof with brick base to the windmill, make repairs to waterproof the roof with stepped lead flashings and soakers in place of the mortar, replace existing fibre roof cement slates with modern asbestos free fibre cement slates where required.

Applicant: Martin Ingham, Kent County Council: Heritage Conservation

Site Visit Date: Desktop

Submitted Documents/Plans

- Application form;
- Drawing no. M.03 – Existing & Proposed Elevations;
- Drawing no. M.02 – Site Plan – Block Plan;
- Drawing no. M.01 – Site Location Plan;
- Axonmetric Abutment Detail Information;
- Assessment of Significance;
- Heritage Statement and Assessment of Significance.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230613	Application for Listed Building Consent for the modifications to the existing sail (sweep) assembly to facilitate a hybrid arrangement of common and patent sweeps, with associated internal and external alterations.	Permitted	01.02.2024
20171052	Application for Listed Building Consent in respect of the replacement of windows and doors to the ground floor office.	Permitted	20.12.2017
20040225	Relocation of the parking area to southern boundary and increasing car parking spaces from two to three.	Permitted	05.05.2004
20020662	Application for Listed Building Consent for the replacement of failed sweeps.	Permitted	11.10.2002

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS19 – Development & Design Principles
- CS20 – Heritage and the Historic Environment

Gravesham Local Plan: First Review (1994)

- TC2 – Listed Buildings
- TC3 – Development Affecting Conservation Areas

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

Other material considerations

The Council has a statutory requirement under Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant listed building consent for any works to 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.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, states that with respect to buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

- Meopham Green Conservation Area Character Appraisal (2009)
- Management Plan Rural Conservation Area Appraisals Supplementary Planning Document (2016)

Consultations, Publicity and Representations

Consultees

Meopham Parish Council

No objection.

The Society for the Protection of Ancient Buildings

The SPAB Mills Section is supportive of the proposal and application.

No response from:

- GBC Conservation Officer
- Historic England
- Other National Amenity Societies

Publicity

Application advertised by press and site notices – overall consultation expiry date was 04.04.2025 – no

responses received.

Officer's Analysis

The application site consists of a grade II* listed windmill within the Meopham Green Conservation Area and located within the Meopham Green rural settlement inset from the Green Belt.

The proposal is for Listed Building Consent for the removal of failed mortar haunch from abutment junction of engine house roof with brick base to the windmill, make repairs to waterproof the roof with stepped lead flashings and soakers in place of the mortar, replace existing fibre roof cement slates with modern asbestos free fibre cement slates where required.

The principle consideration in the assessment of the application is whether the proposed works would preserve the architectural or historic interest of this grade II* listed building and whether they would preserve or enhance the character or appearance of the Meopham Green Conservation Area.

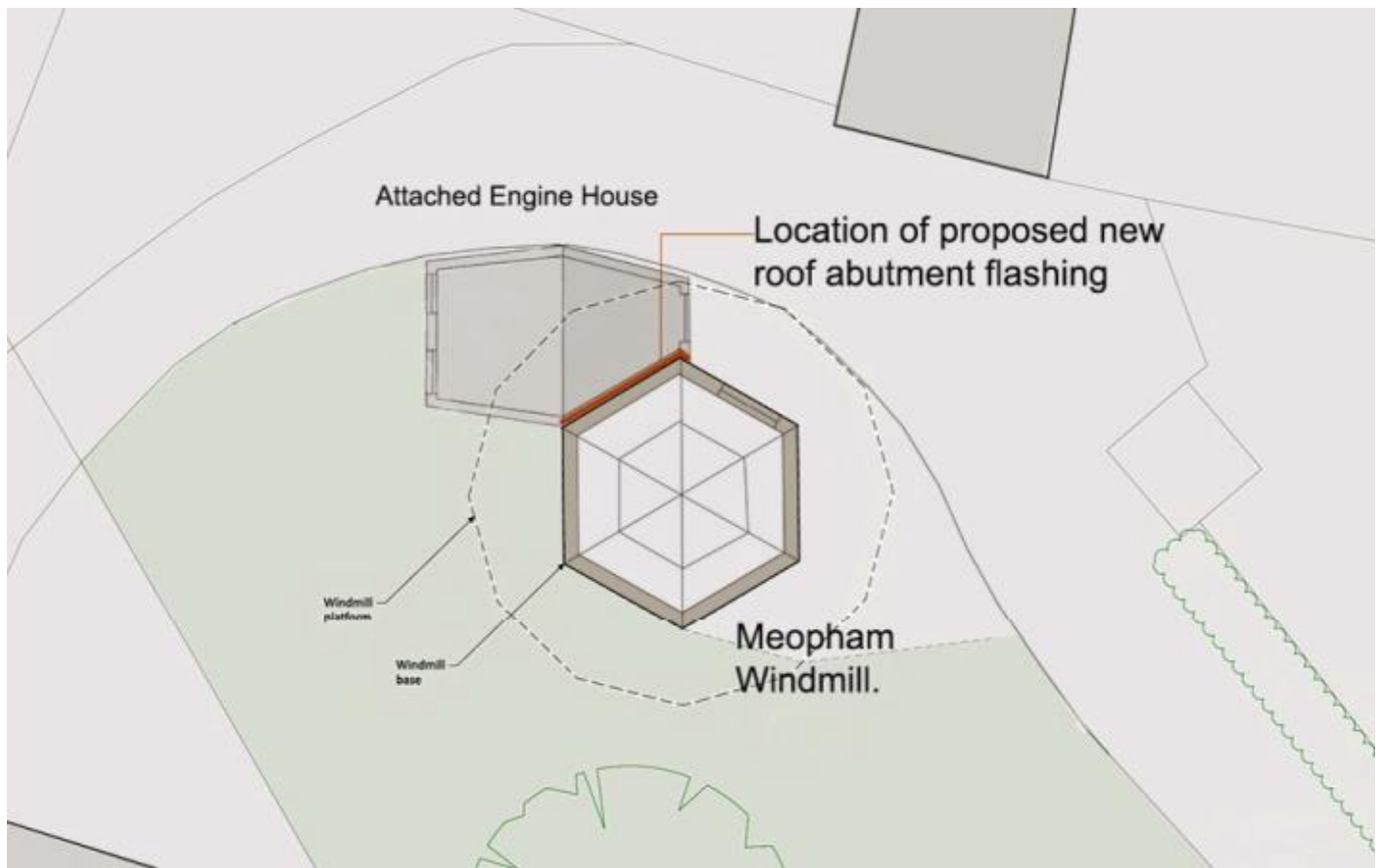
Meopham Windmill is an early nineteenth century smock mill and one of six smock mills in the care of KCC.

The Design & Access Statement sets out how this is a smock mill, one of 55 in the UK that survive in a complete or partly dismantled state. The mill consists of a tapering six sided timber framed tower with four levels standing on a brick base of two storeys. A wide timber-framed reefing stage surrounds the mill at the junction between the brick base and the smock tower, at second floor level. The working parts of the mill comprises two pairs of 'patent' sweeps with adjustable shutters driving three pairs of millstones in total. At the rear of the cap, a cantilevered framework supports an eight-bladed fantail and associated reduction gearing.

The mill has had a number of repair works throughout its history including the 1960s when four new sweeps were installed and by the end of its working life the mill had gained a set of sweeps much larger and heavier than those for which the building was originally designed. These caused operational and design problems and with historic analysis it was discovered that the mill previously had the smaller size and form of common and patent sweeps and it was therefore decided to revert back to the arrangement of sweeps fitted to the mill during the late 19th century (this was under listed building consent ref. 20230613).

This application for Listed Building Consent is for fairly minor works.

The proposal is to remove the failed mortar haunch from the abutment junction of the engine house roof with the brick base to the windmill, make repairs and install stepped lead flashings and soakers in place of the mortar. It is also proposed to replace the existing fibre roof cement slates with modern asbestos free fibre cement slates where required. The part where the mortar filled abutment is proposed to be replaced with stepped lead flashings can be seen below in terms of the block plan and elevations:



The use of lead flashing is an historic and sympathetic method for period buildings such as this. The existing mortar has failed and the proposed lead flashing will ensure this section of the building is waterproofed for the future. The replacement of the existing fibre roof cement tiles in this area with modern asbestos free fibre cement tiles is considered acceptable as this is the same type of tile that is currently there just without the asbestos and it will need to match existing.

Comments have not been received from the Conservation Officer but it is noted that the Society for the Protection of Ancient Buildings has responded and to advise that they are supportive of the proposal.

It is considered that the proposed replacement of the existing failed mortar and replacement with lead flashing and replacement of existing cement tiles with new cement tiles (asbestos free) would ensure the building will be made watertight in this location and help protect this listed building for the future. It is a sympathetic proposal that protect the architectural and historic interest of this grade II* listed building and would preserve the character and appearance of the Meopham Green Conservation Area.

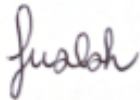
Any Other Material Planning Considerations

None.

Conclusion & Recommendation

The proposed works to the windmill would preserve the architectural and historic interest of this grade II* listed building and the character and appearance of the Meopham Green Conservation Area.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	23rd April 2025	Dated:	24 April 2025