

Item No. 15**SCHEDULE B**

APPLICATION NUMBER	CB/09/05343/LB
LOCATION	Flitwick Mill, Greenfield Road, Flitwick, Bedford, MK45 5BE
PROPOSAL	Listed Building Consent: Conversion of existing Mill to Dwelling.
PARISH	Flitwick
WARD	Flitwick West
WARD COUNCILLORS	Cllr D Gale & Cllr S Male
CASE OFFICER	Mary Collins
DATE REGISTERED	08 July 2009
EXPIRY DATE	02 September 2009
APPLICANT	Mr & Mrs D Whelan
AGENT	C W & R C Shrimplin, Architects and Town Planners
REASON FOR COMMITTEE TO DETERMINE	Assistant Director, Development Management considers it prudent to refer the application to committee
RECOMMENDED DECISION	Listed Building Consent

Recommendation

That Listed Building Consent be granted subject to the following:

- 1 The works hereby consented shall be begun within three years of the date of this permission.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to ensure that this consent does not continue in existence indefinitely if the development to which it relates is not carried out.

- 2 **No site works / development shall be undertaken until the full implementation of an appropriate programme of building recording and analysis of the equipment and machinery in the mill and has been agreed in writing with the Local Planning Authority and undertaken by a specialist acceptable to the Local Planning Authority and in accordance with an agreed written brief and specification.**

Reason: To enable a proper record of the building to be made and in accordance with PPG15 Planning and the Historic Environment) 1994.

- 3 **Details of a scheme of archaeological investigation of the site shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The said development shall only be implemented in accordance with the scheme thereby approved.**

Reason: To safeguard any material of archaeological interest which exists on the site in accordance with PPG16 Archaeology and Planning.

- 4 **Details of a scheme for the retention in situ and protection of the milling machinery as identified in the Society for the Protection of Ancient Buildings (Mills Section) report by Luke Bonwick dated March 2008 shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The said feature(s) shall be protected during the execution of the permitted works, in accordance with the approved scheme.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 5 **Prior to any building works or repairs being first commenced, a full and detailed, precise specification of all proposed internal and external materials (e.g. type & origin/ manufacturer and mix of lime & sand/ aggregate for mortars or plasterwork/ render, wood lath, brick, stone, tile, slate, thatch, timber or wood);**

method statement, clearly explaining the sequence of the proposed works and how the approach accords with usual conservation good practice; and

an itemised schedule of works (describing fully all repairs, reinstatements and replacement works) and agreed making good,

shall be submitted to, and approved in writing by the local planning authority. The works shall be implemented only in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 6 **Details of the repair and reinstatement of the existing water wheel, mill race, leat, sluice gates and associated retaining walls and abutments shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted. The works shall be completed before first residential occupation of the converted mill.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 8 **The existing weatherboarding shall be reused where possible. New weatherboarding shall match in size and type that of the existing weatherboarding. Details of dimensions and profile of the weatherboarding and a description of its paint finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.**

The works shall be implemented solely in accordance with the agreed details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 9 **Samples of any new slate or ridge tiles required to be used for the roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.**

The works shall be implemented solely in accordance with the agreed details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 10 **Prior to any brickwork repair or new brickwork being first commenced, a detailed description and precise specification of the nature, bond and extent of the works, together with the lime-based mortar mix and sand/aggregate to be used, shall be submitted to and approved in writing by the Local Planning Authority. Additionally, a sample panel or area of the brickwork, in the agreed bond and providing a representative range of the bricks to be used throughout the repairs, in terms of colour and texture, and the mortar jointing or pointing profile and finish shall be provided and retained during building works as a reference and agreed standard to maintain consistency in workmanship for the duration of the repair works.**

Reason: To ensure that the special architectural and historic interest of this statutorily Listed Building is properly preserved, maintained and enhanced in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 11 **Detailed drawings including sections, showing the new doors which it is proposed to install, drawn to a scale of 1:10, together with a detailed description or specification, including the external finish and the pattern of the proposed external door including the door furniture, specifically the hinges, door handle(s) and any external locks and bolts shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.**

Development shall be implemented in full accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 12 The existing windows shall be set aside and inspected for reuse where possible. If beyond reasonable repair, the windows should be used as a model for replacement windows. Plans of the new windows and glazing bars drawn to a scale of 1:5 and 1:2 respectively must be submitted and approved in writing by the Local Planning Authority before the removal of the old windows.**

The works shall be implemented solely in accordance with the agreed details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 13 Prior to any building works being first commenced, detailed drawings of all proposed new and replacement doors and windows, together with a detailed specification of the materials, construction and finishes, shall be submitted to and approved in writing by the Local Planning Authority. Details shall be provided which clearly show (as appropriate)- a section of the glazing bars , frame mouldings, door panels, the position of the door or window frame in relation to the face of the wall, depth of reveal, arch and sill detail.**

Reason: To ensure that the special architectural or historic interest of the building or structure, its character and appearance is properly preserved, maintained and enhanced, in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 14 Details of the means of support to the new floors independent of the existing timber structure must be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved.**

Development shall be implemented in full accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 15 Details of the construction, design, materials and external finish to the footbridge hereby permitted shall be submitted to and agreed in writing prior to the commencement of the development hereby permitted.**

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning

and the Historic Environment) 1994.

- 16 Notwithstanding the approved plans, all rainwater goods shall be of cast iron and painted black.

Reason: To safeguard the special architectural and historic interest of this statutorily Listed Building in accordance with PPG15 (Planning and the Historic Environment) 1994.

- 17 Following the carrying out or completion of the building operations or alterations for which consent is hereby granted, all *making good* of the existing building shall be carried out in materials and finishes which closely match, like-for-like, those historic materials and finishing details used in the existing building or structure- to accord with usual conservation good practice and to the satisfaction of the Local Planning Authority. If there is any doubt regarding the approach to any proposed making good, or any alternative materials are proposed, a precise specification of the materials and finishes should be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that the special architectural and historic interest, character, appearance and integrity of the listed building or other historic building is properly maintained and to accord with PPG15 and standard conservation good practice.

- [Notes (1) In advance of the consideration of the application, the Committee were advised of consultation as set out in the late sheet appended to these minutes.
- (2) In advance of the consideration of the application, the Committee were advised of the response from the Society for the Protection of Ancient Buildings who strongly objected to the proposed developments which would result in loss of character, appearance and function to the mill.]