

DELEGATED ASSESSMENT

Application no: PA/2025/1406

Proposal: Listed building consent for a proposed loft conversion

Location: The Old Mill, West Halton Lane, Alkborough, Scunthorpe, DN15 9JU

Applicant: Whitchurch

Officer: Georgina Hopwood

POLICIES

North Lincolnshire Core Strategy:

CS6: Historic Environment

North Lincolnshire Local Plan:

HE5: Development affecting listed buildings

CONSULTATIONS

Conservation: The application is for a loft conversion in an extension to The Old Mill. The extension was approved under PA/2001/1133 and itself is not of special interest, the special interest is in the Mill tower. The proposal gives rise to no harm to, or loss of historic fabric. The prominence of the Mill tower in the landscape is an important aspect of its significance. From my understanding of views of the tower, it is considered that the limited number of roof lights would not harm views of the tower. It is noted conservation roof lights are proposed, this should be conditioned to ensure they are the type of roof light that fits flush with the plane of the roof so as to minimise any visual obstruction.

PUBLICITY

The proposal has been advertised by means of site notice which was displayed on the 26/11/2025. This is in accordance with the LPAs statutory duty set out under article 15 of the Development Management Procedure Order 2015.

Comments Received: One letter of objection was received expressing the following concerns:

- The proposed works affect the property as a whole and should be assessed as such. Although the works are not being carried out directly on the windmill tower, they still impact the overall appearance and setting of this historic landmark
- The addition of roof windows alters the appearance of the existing building and its visual relationship with the listed windmill. While the property is set back from the main road, the changes will still be visible, particularly from nearby neighbouring properties.
- The development will affect views of the historic landmark currently enjoyed by nearby residents.
- The installation of Velux roof lights will result in a loss of privacy.
- The proposed development does not enhance the heritage significance of the area and detracts from it by introducing further alterations to a structure attached to a Grade II listed windmill tower.
- The submitted plans appear to incorrectly show the lane/track as belonging to the Old Mill. The ownership lies with Fairways, with access granted to the Old Mill.

Officers Response: This Listed Building Consent application assesses the impact of the proposals on the listed building. Under this consent type, matters relating to the impact of the proposals on residential amenity is not a material considerations. Nonetheless, the roof slope and height of the windows indicate that they will primarily be used to provide light rather than outlook. Therefore, it is unlikely that the proposals will result in adverse impacts on the residential amenity of neighbouring dwellings.

This application is for Listed Building Consent for the proposed conversion and external works only and does not grant or alter access rights or ownership of the access lane.

All other concerns will be addressed in the assessment below.

PLANNING HISTORY

Ref No: PA/2001/1120

Proposal: Planning permission to convert and make alterations and renovations to existing mill to provide a dwelling including a single storey extension. Also the erection of a detached garage and car port, shed/stable and aviary.

Decision: Approve with Conditions

Ref No: PA/2001/1133

Proposal: Listed Building Consent to convert and make alterations, renovations and part demolition of building including the erection of a single-storey extension in connection with the change of use of a mill to a dwelling

Decision: Approve with Conditions

MATERIAL PLANNING CONSIDERATIONS

Designations / Constraints

The proposed development is within the development limits of Crowle which is classed as a Market Town in the North Lincolnshire Core Strategy (NLCS). 84 High Street is a Grade II Listed Building and within the Crowle Conservation Area. The site lies within SFRA Flood Zone 1.

RECOMMENDATION:

Site Description / Proposal

The Old Mill comprises a Grade II Listed windmill tower and attached single storey extension. The proposal includes the conversion of the loft in the existing single

storey extension including the installation of two rooflights as well as relocating the one door and one window on the front elevation.

The following considerations are relevant to this proposal:

- Principle of development
- The Impact upon the Listed Building

Principle of Development

Policy CS6 of the NLCS seeks to protect conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including Conservation Areas.

Policy HE5 of the NLLP seek to secure the preservation, restoration and continued use of buildings of special architectural or historic importance with the primary consideration to preserve or enhance the fabric and character of the building.

It is considered that the proposal for the loft conversion and associated external works is acceptable in principle subject to an assessment of the potential impacts on the character and appearance of the listed building.

The Impact upon the Listed Building

The Grade II Listed Mill (listed on the National Heritage List as Windmill tower approximately 100 metres east of Fairway), is situated off of West Halton Lane and is visible from the public highway. The extension, approved under PA/2001/1133 is largely screened by the hedging bordering the application site and access lane and is not of special interest. The Mill tower is considered prominent in the landscape.

The proposed minor relocation of one window and one door to the west elevation of the extension is not considered to have an adverse impact on the Mill. In accordance with the conservation officer's comments, the proposed rooflights are specified on the plans as black, flush-fitting conservation-style rooflights with a vertical glazing

bar. This type of rooflight is not considered to affect views of the Mill tower and is regarded as appropriate for this form of development.

Conclusion

It is considered that the proposal for the loft conversion and associated external works will meet the requirements set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal pays special attention to the desirability of preserving the character of the area and is in accordance with part 16 of the NPPF, policies CS5 and CS6 of the Core Strategy and policy HE5 of the Local Plan.

RECOMMENDATION: Grant permission subject to conditions