

Listed building consent and Full planning (householder)

Millingworth Mill, St Ervan, Wadebridge PL27 7TA



PLANNING AND HERITAGE STATEMENT
Listed building consent and full planning
permission sought for proposed garage and
associated landscaping works
at
Millingworth Mill, St Ervan, Wadebridge PL27 7TA



On behalf of Mr and Mrs Beavis

Situ8 Planning Consultancy Ltd

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July 2021

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1. Introduction

Situ8 Ltd have been instructed to act on behalf of M and Mrs Beavis to submit Listed Building Consent and householder permission applications for the proposed erection of a detached garage at the Grade II Listed property known as Millingworth Mill, St Ervan (hereinafter referred to as 'the site'). The works would include additional landscaping to provide an extended, surfaced driveway, with a stone wall moved back, and other stone walls erected to match existing stone walls within the curtilage.

This Planning and Heritage Statement provide a description of the site and proposals, with justification for the proposed works, and should be read in conjunction with the Design and Access Statement undertaken by WATERSHEDD, and submitted with the application.

2. Site location and contextual appraisal

The proposal site comprises a Grade II Listed dwelling that was associated with a former corn mill, the ruins of which are located to the east of the property. The house, which has been extended previously with a flat roofed first floor addition to the rear of the property, is set within an attractive, and extensive curtilage that includes a stream and mature trees. The dwelling lies to the north of the small settlement of St Ervan. The image below indicates the location of the site in context of the immediate area.



Site location

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Location of proposed garage within site

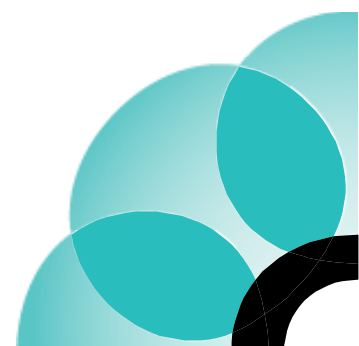
Millingworth Mill comprises a traditional two storey linear stone house that was once the millers residence – evidence of the mill itself comprising roofless ruins to the east of the house. The house and ruins are set within extensive grounds, which are laid to the lawn to the north of the house, with the rear boundary of the property being set against rising ground that forms the northern extent of the property.

The proposal site lies to the west of the house, within an area that shows evidence of a former building having been sited, with groundworks that indicate that it was set into the rising ground, partially dug into the ground.

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3. Historic context

The Listing details are described as follows;

ST ERVAN ST ERVAN SW 87 SE 3/189 Millingworth Mill House

II

House, formerly miller's house. Probably circa early C18. Slate rubble, painted at the front, the first floor at the front is rendered. Slurred scantle slate roof with gabled end. Red brick gable end stacks and red brick stack over the left hand side of the outshut. Plan: Double depth plan. 2 principal front rooms heated from gable end stacks and with a central entrance passage. The shallow back rooms are in an integral outshut, the left hand back room is the kitchen. The mill adjoining to the right is derelict except for its left hand end which has been incorporated into the house. Exterior: 2 storeys. Symmetrical 3-window south front, 3 small first floor windows with slate sills and C20 2-light 12-pane casements. The 2 ground floor windows are larger C20 2-light casements without glazing bars. Central doorway with a C20 plank door. Lower eaves at the rear over the integral outshut which has a central doorway. Set back to the right the 2-storey 1-window left hand end of the otherwise roofless mill has been incorporated in the house; it has a C20 plank door and C20 casement on each floor. Interior was inaccessible at the time of the survey 1987. The right hand room at the front has a chamfered timber fireplace lintel.

Listing NGR: SW8912870420

Millingworth Mill house and the adjoining remnants of the Mill, which are located to the east of the house are Grade II Listed, while The Church of St Hermes, located to the south of the site, is Grade II* Listed. The properties, while visible from each other, are not seen in the same context due to the topographical differences between the two properties, where the church is well connected physically to the settlement of St Ervan – also containing Grade II buildings that are unrelated to the Mill or the church.

The listing details make no reference to either the former outbuilding on the site of the proposed garage, nor in fact to the remains of the mill, other than mention of a window that is set within the elevation that faces the ruined mill. The image below dates from 1976, indicating the condition of the mill at that stage, with the roof already having been lost.

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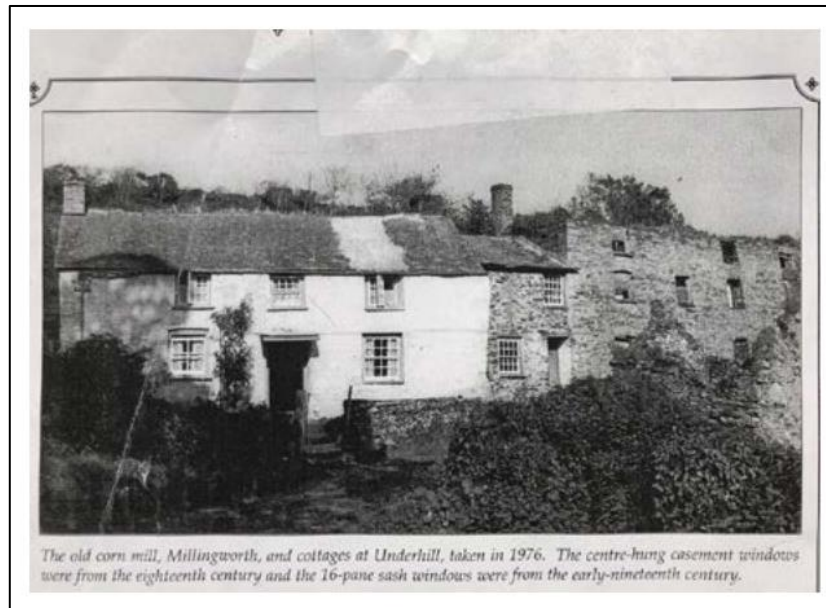
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1976 photograph of house and remains of corn mill

3.1 Site and area photographs

The photographs below provide an indication of the appearance and context of Millingworth Mill, with photographs of the area proposed for the garage and driveway/landscaping.



Site viewed from public highway

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Site of proposed garage in centre of image above



Existing remnants of former outbuilding on the site proposed for the garage

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Site viewed from above



Garage site visible in the background, by shrub

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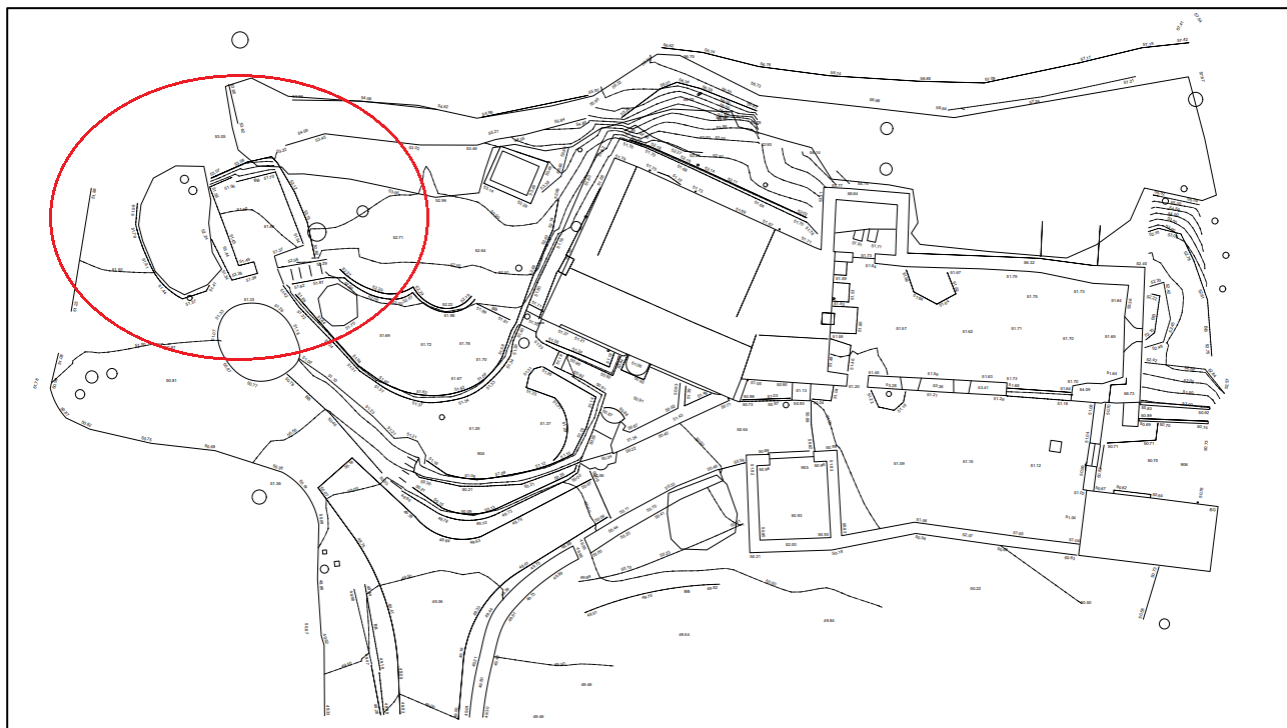


4. Proposed development

The proposal seeks consent for a double garage to be erected in the location of a former outbuilding, the purpose or appearance of which is not known, and unrecorded. Associated works would include widening what is an informal driveway with a self-binding aggregate, and moving the existing wall to accommodate the driveway.

The property currently does not include a garage, with an informal parking area provided in the general area of the proposed garage. The garage and storage room would be beneficial to the property due to its size that is suitable as a family home, and also used for holiday purposes. There is no secure, covered storage for vehicles or larger recreational equipment, which the proposed garage would accommodate.

The proposed garage would be sited to the west of the house, leaving the front elevation of the Listed property and attractive open grounds unobstructed upon entry to the property from the south. The land levels change in the vicinity of the site area, and the garage is proposed to be dug into the rising ground in the same way that the previous building on the site was, however with an extended footprint requiring the groundworks to be extended. The extract below shows the location and extent of the existing remains.



Red circle above indicating extent of the existing remains (wall locations also shown on plan)

In respect of materials, it was considered appropriate for the garage to follow a traditional form including

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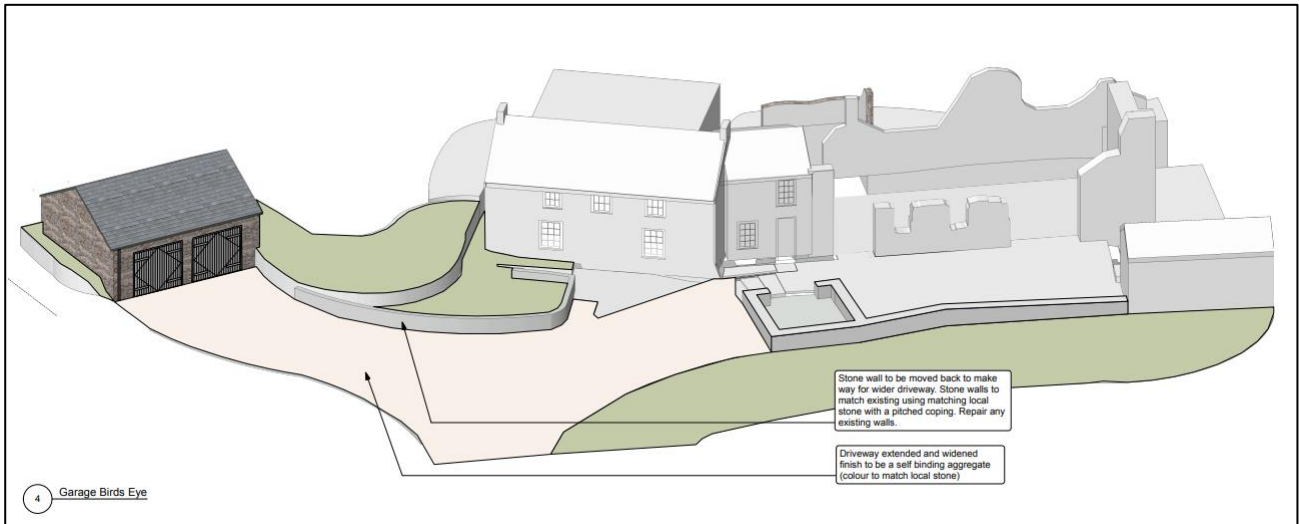


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use of materials, so that it could be read in conjunction with the original development of the site, with particular consideration to the evidence of a former outbuilding in the proposed location. Natural slate and stone are proposed (including re-using existing stone from the remains of the building on the site if suitable), with timber doors proposed to the front elevation.

The proposed roof ridge would run roughly east to west, parallel to the house and associated outbuilding, with two timber door openings within the southern elevation that would address the driveway.



Indication of proposed site layout



Proposed front elevation

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Natural slate and stone proposed



Proposed site plan

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5.Planning policy & guidance

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions on applications for planning permission and appeals must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise.

The National Planning Policy Framework 2019 stresses the importance of having a planning system that is genuinely plan-led. Where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development at paragraph 11 of the National Planning Policy Framework. Where the development plan is absent, silent or the relevant policies are out of date, paragraphs 10 and 11 of the National Planning Policy Framework require the application to be determined in accordance with the presumption in favour of sustainable development unless otherwise specified.

In Cornwall the development plan comprises the Cornwall Local Plan Strategic Policies 2010-2030, including 'saved' policies from the adopted Local Plans which include Minerals Local Plans, and Neighbourhood Plans that have been developed by many parishes throughout Cornwall. It is noted that there is currently no adopted Neighbourhood Plan for St Ervan.

The proposed development has been considered against the policies, legislation and guidance listed below, and are considered to accord with these in all respects.

Cornwall Local Plan Strategic Policies 2010-2030

Policy 1 - Presumption in favour of sustainable development

Policy 12 - Design

Policy 13 - Development Standards

Policy 24 - Historic environment

National Planning Policy Framework (2019)

Section 16 (Conserving and enhancing the historic environment) – paragraphs 184-202

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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Planning Practice Guidance

Historic environment

Cornwall Design Guide 2013

In assessing the impact of a proposal upon a heritage asset such as Millingworth Mill, consideration should be given to the nature, extent and level of significance expressed by a heritage asset.

In this instance, the nature of the proposed single storey, stone built garage and its significance lies in the setting and importance, or significance of the Listed building, that is Millingworth Mill. The extent of this significance is that while the garage would be located within the curtilage of the Listed building, it would not be attached to the house and separated from the house by a distance of approximately 14 metres. The level of the proposed garage's significance is limited as the garage would be viewed as an ancillary outbuilding to the house, and is detached from the house at a lower level than the house, with clear function that is ancillary to the main use of the house.

The main consideration of the application is the preservation of the fabric, setting, character and appearance of the Grade II Listed Building. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the general duty as respect to Listed Buildings and Conservation Areas. In considering whether to grant listed building consent for any works the local planning authority shall 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. The National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

Local Planning Authorities should also take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- and the desirability of new development making a positive contribution to local character and distinctiveness.

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In our view, the proposed garage at Millingworth Mill will protect, conserve and enhance the Listed building, providing a sympathetic form of development that serves a practical purpose as befitting 21st Century living. The additional storage would ensure the needs of the owners and guests are met in respect of vehicular parking and other storage, providing an asset to the property that will be appreciated for future generations.

The proposed works would utilise materials that are traditional and appropriate to the age of the property, with natural slate, natural stone, and timber proposed, and would not detract from the heritage attributes of the Listed house.

Due to the detached nature of Millingworth Mill, where other built development in the area is located some distance away, the proposals would not affect the amenities of any neighbouring residents.

6. Conclusions and recommendations

We hope that the information provided within this Planning and Heritage Statement provides sufficient information to enable Cornwall Council, statutory consultees and neighbouring residents to view the proposed garage and associated landscaping works at Millingworth Mill favourably. In our view the works would result in a less than significant impact upon the building and would result in an enhancement to the property through the provision of a building that serves the modern conveniences of safe, secure parking and storage.

We have endeavoured to take account of all the relevant planning policy at local and national levels and are confident that the scheme conforms to relevant policy and guidance. We consider the proposals to reflect a sympathetic addition to the Listed building that will improve living standards without harming the building or its setting. In our view the proposed garage and associated works would not having a harmful or detrimental impact on the character and appearance of the nearby Listed Building, nor will it have a harmful impact upon the setting and fabric of the building.

The proposals would result in a less than significant negative or harmful impact upon the heritage attributes of Millingworth Mill, and we trust that support will be able to be given to these proposals.

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