

Heritage Impact Assessment

MILL HOUSE  
BADLEY

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## HERITAGE IMPACT ASSESSMENT

**Mill House, Badley**

## INTRODUCTION

001 Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. *Conservation* is the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. *Significance* is derived not only from a heritage asset's physical presence but also from its setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset is important to understanding the potential impact of any proposal. What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. Actions to conserve heritage assets need to be proportionate to their significance and to the impact on that significance.

Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to judge how its heritage values are vulnerable to change; to take the actions and impose the constraints necessary to sustain those values; and to ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it (*Conservation Principles* Historic England 2008).

002 Designated heritage assets are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values. *Mill House* is a building listed under the *Planning (Listed Buildings and Conservation Areas) Act* (1990) for its *special architectural or historic interest*. The report focuses on this building as a heritage asset that is affected by proposals which are the subject of applications for planning permission and listed building consent. The report adopts a narrative format which describes what matters and why in terms of the significance of the affected heritage asset. The report also considers the potential impact of the proposals and the justification for any harm as part of a staged approach to decision-making concerning change that affects a heritage asset.

## ASSESSING HERITAGE SIGNIFICANCE

- 003 An assessment of the significance of a heritage asset and the impact of a proposal on that significance should be undertaken as a series of stages in which assessing significance precedes the design process. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.

Mill House. 09.12.1955. II. House; former mill house. C17 with alterations of C18 and c.1980. One storey and attics. Three-cell plan; a further cell added to right in C18. Timber-framed and plastered, on a plinth of tarred red brick. Gabled plain-tiled casement dormers. Casements and panelled entrance door of c.1980. Typical unmoulded C17 framing with on-edge floor joists. An open fireplace in the hall has a large reused cambered lintel. An C18 extension to right has a cellar beneath it with fine deeply roll-moulded ceiling joists and beams of early C16. They correspond with similar beams above the cross passage at Badley Hall, whose open hall and parlour range was demolished and the components sold off in 1759 (NHLE ref. 1231092).

- 004 The Secretary of State has a duty to compile a list of buildings of special architectural or historic interest as a guide to the planning authorities when carrying out their planning functions. The term *special architectural or historic interest* of a listed building is used to describe what is referred to as the heritage asset's significance. The building known as *Mill House* was entered on the *List* in 1955 and is classified as a grade II listed building for being *of special interest* and *warranting every effort to preserve it*. The building is a designated heritage asset for the purpose of planning policy.
- 005 The former mill house has an historic association with *Badley Mill*. The mill is situated on the river *Gipping* which forms the parish boundary between Badley and Creeting Saint Peter. *Domesday* recorded a water mill at Badley under the lands of Richard, son of Count Gilbert of Brionne. Richard (d.c.1090) established his *caput* at Clare and the feudal barony known as the *Honour of Clare* included the manor of Badley. *Domesday* recorded that Richard's lands included *one half of a mill* at Badley. Water mills often appear as fractions in *Domesday* and it is also probable that the entries refer to machinery rather than a building. A single building could have contained more than one set of mill-stones and would then have been recorded as more than one *mill*.



Fig.1 Mill House (south-west)

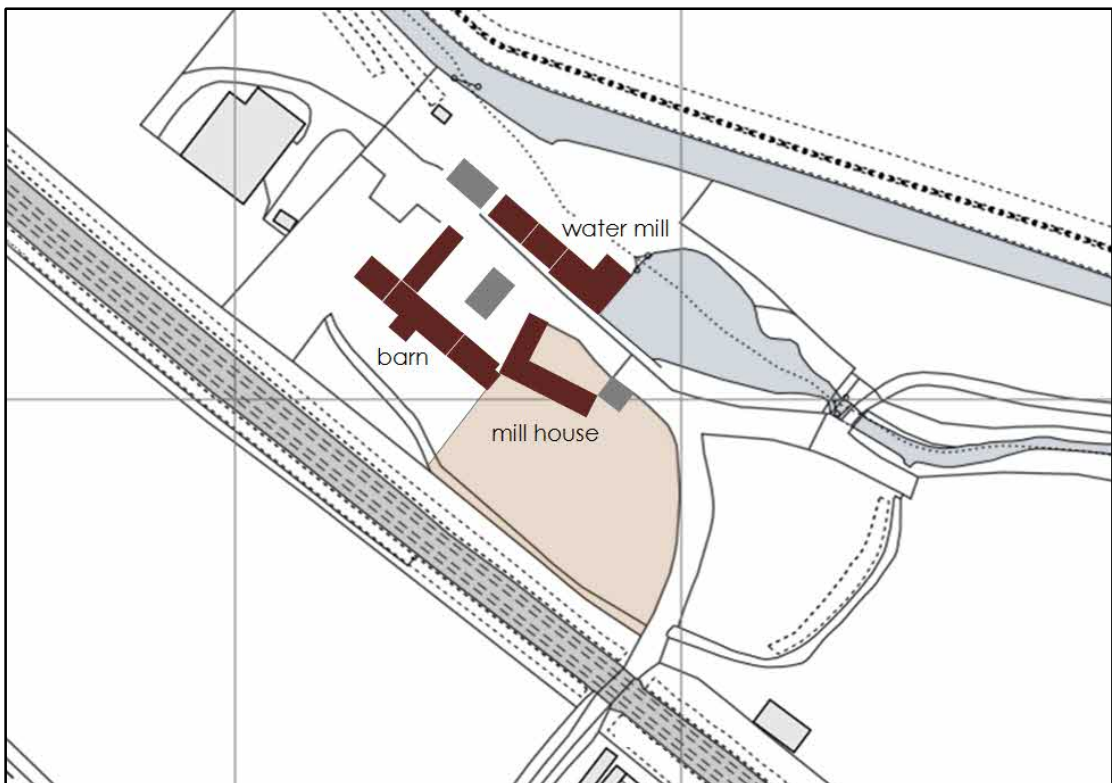


Fig.2 Former mill house and present-day extent of property

- 006 The Poleys came into possession of the manor of Badley through marriage and it was Edmund Poley (c.1486-1548) who was responsible for the construction of a fine courtyard house in the early sixteenth century (*Badley Hall*, c.1520-40). The manor descended to Elizabeth Poley (c.1648-1715), the widow of Sir Richard Gipps (c.1645-81), and her son, Richard, sold it to Theodosia Crowley (c.1693-1782) of *Barking Hall* in 1735. The manor passed to her son, Ambrose Crowley (c.1718-54), and eventually to the Earls of Ashburnham through marriage. Ambrose's sister, Elizabeth Crowley (c.1727-81), married the 2<sup>nd</sup> Earl in 1756 and shortly afterwards a large part of *Badley Hall* was demolished (c.1759). The manor descended to the 6<sup>th</sup> Earl who sold the *Barking Hall* estate (including the manor of Badley) in 1917.
- 007 A survey of the manor of Badley was undertaken for Edmund Poley (c.1592-1640) in the early seventeenth century. The survey by John Maddison in 1621 recorded a water mill called *Vessyes* together with a messuage and other lands totalling almost 23 ac res. Robert Vesey of Badley was alive in 1486 and a water mill was mentioned in the will of Edward Alcock in 1491. Roger Vesey appears in the tax return for Badley in 1524.
- 008 In 1649 Sir Edmund Poley (c.1619-71) leased *a messuage called Warrens, where Thomas Manning deceased lately dwelt, with the water mill called Vessyes Mill, lands called Vessyes, ..all formerly in the occupation of Thomas Manninge deceased and now of Henry Raymond*. The same property appears in other documents from the mid-seventeenth century: *lands and tenements late in the occupation of Thomas Manning and now of Henry Raymond, and a water mill in the same occupation* (1643); *a messuage called Warrens and a water corn mill called Vessyes Mill and lands called Vessyes, ..in the occupation of Henry Young* (1654); *a mill and lands called Vessyes, ... in the occupation of Henry Young* (1663); and *a messuage and a mill, lands called Vessyes, ..in the occupation of William Cook* (1668).
- 009 Thomas Manning appears in the tax return for Badley in 1640 but also died in that year. In his will (dated and proved 1640) he was styled *Thomas Manning of Badley, yeoman*. Thomas was succeeded at *Vessyes* by Henry Raymond. Henry died in 1650 and his wife was remarried later that year to Henry Young. Henry was succeeded at *Vessyes* by William Cook (c.1637-1727) who appears in the tax returns for Badley in 1664, 1666, 1669 and 1674.



Fig.3 1741 survey showing water mill and associated lands



Fig.4 1741 survey showing premises of water mill



Fig.5 1772 survey showing water mill and associated lands



Fig.6 1772 survey showing premises of water mill

- 010 The Crowleys of *Barking Hall* acquired the manor of Badley in 1735 and in 1741 Ambrose Crowley commissioned William Collier to undertake a survey of his estate. The tenant of the mill at these dates was Richard Robinson: *a messuage and 63 acres of land and a water corn mill in the occupation of Richard Robinson* (1741). Both the water mill and the mill house are shown on Collier's plan.
- 011 Following the death of Ambrose Crowley in 1754 (and his brother John in 1755), the manor passed to the husbands of their sisters, Theodosia (c.1720-65) and Elizabeth (c.1727-81). In 1772 the manor was surveyed by Joseph Pennington who was steward of the *Barking Hall* estate. The water mill was named as *Badley Mill* and formed part of a 69-acre holding occupied by Richard Robinson (Badley 43a and Creeting 26a). Both the water mill and the mill house are shown on Pennington's plan. The plan also depicts *Badley Hall* which had been reduced from the courtyard house on Collier's plan to that which remains standing.
- 012 The *Ipswich and Stowmarket Navigation Act* of 1790 authorised the improvement of the river *Gipping* in order to establish a navigable communication between the two towns. The Act authorised the making of artificial cuts and the construction of fifteen locks along a sixteen mile route. One of these cuts bypassed the mill at Badley with a canal that was made through the meadows on the Creeting side of the river. *Badley Mill* was occupied by Edward Jay (c.1766-1822) when the *Stowmarket Navigation* was opened in 1793.
- 013 Edward Jay died in 1822 but his widow, Sarah (c.1776-1851), remained on at the mill and was the tenant when the manor of Badley was surveyed by the estate steward, Edward Driver, in 1830. The *terrier* recorded a three-storey timber-framed water mill, together with the mill house and other timber-framed buildings at *Badley Mill Farm* including a barn, a stable, a cow-house, and a cart-lodge. The holding had been reduced to 50 acres with the loss of four fields in Badley.

A farmhouse, lath and plaster, one end thatched, the other tiled, containing parlour, store room, kitchen and small wash-house, with lean-to dairy, tiled, also three bedrooms and servants room. A small backhouse, timber-built and tiled. A barn, timber-built and thatched. A cart-horse stable for four horses adjoining at the end, timber-built and tiled. At the back of the barn, a lean-to cow-house for four cows, timber-built and tiled. A cart-lodge, thatched. A water corn mill, timber-built and tiled, with breast wheel and three pairs of stones on ground floor and two floors over (1830 terrier).





Fig.7 1741 survey showing Badley Hall



Fig.8 Standing remains of Badley Hall viewed from avenue

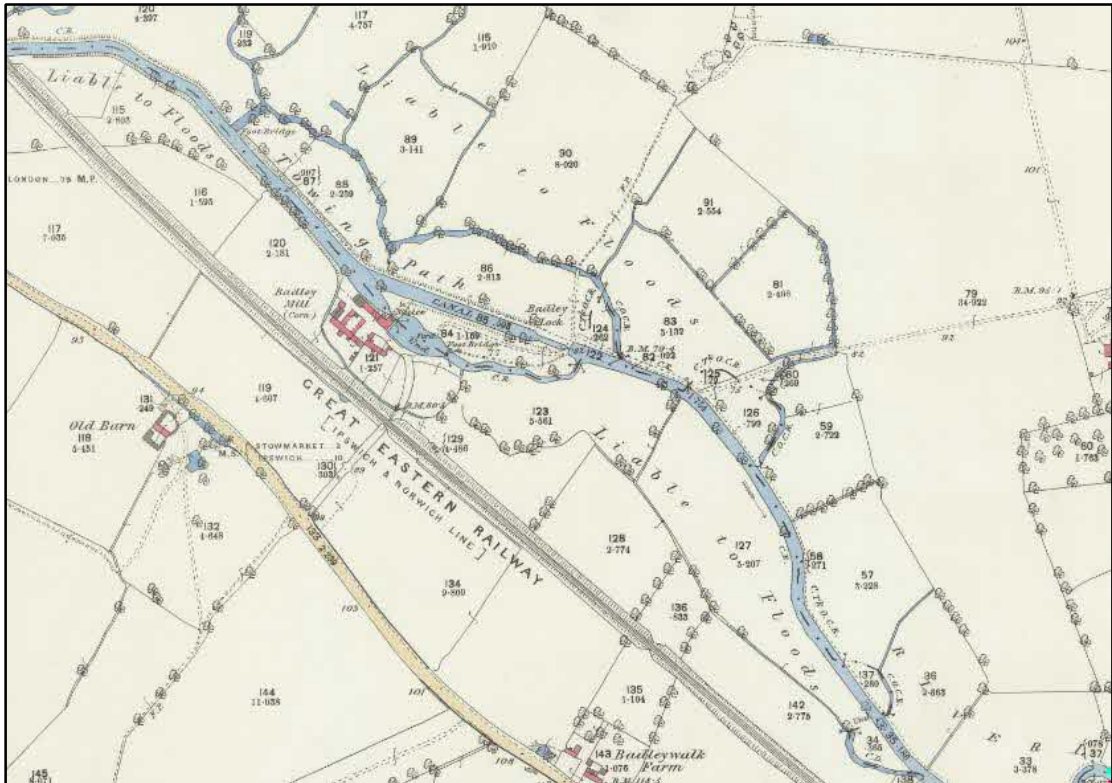


Fig.9 1885 OS map (surveyed 1884)

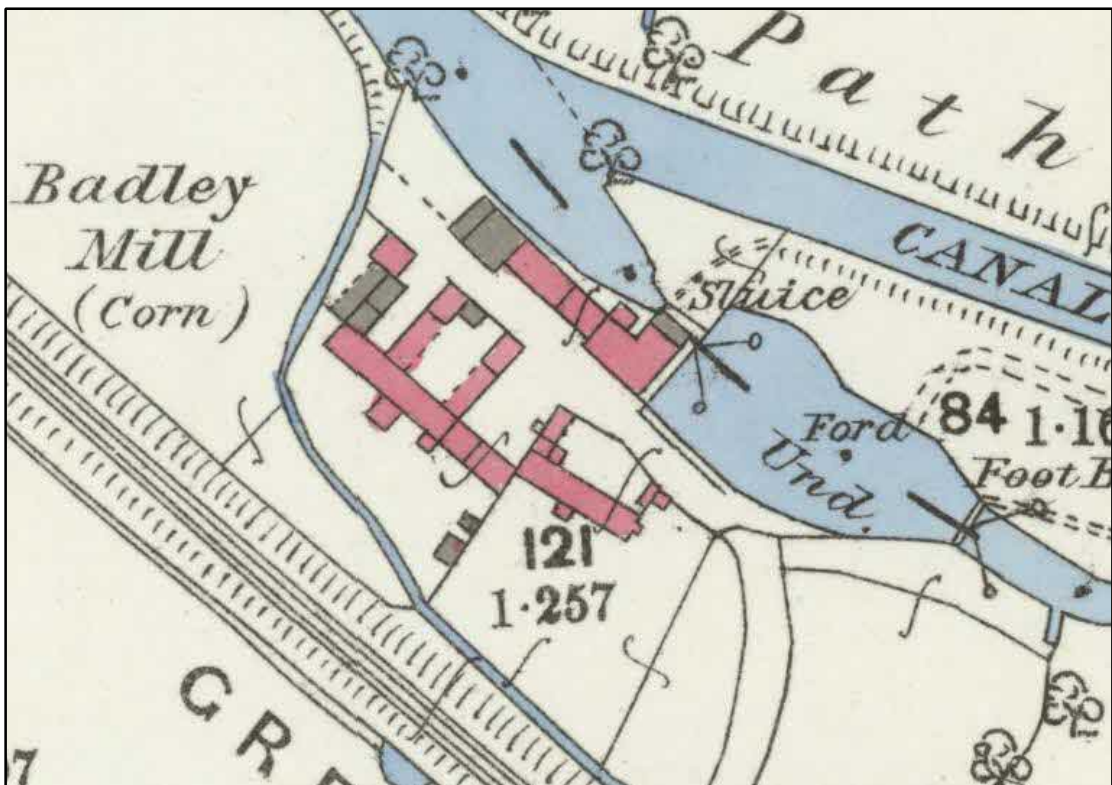


Fig.10 1885 OS map (surveyed 1884)

- 014 A fire destroyed the timber-framed water mill in 1833 but reports suggest that the mill house and the remaining part of the mill premises were unaffected. The steward of the Barking Hall estate, John Kirby Moore, wrote in his diary in March 1833 that *Badley Mill had burnt to the ground* but in early July of that year he was able to record that *Badley new mill had been inspected*.
- 015 The farms and lands in the parish of Badley were free of all tithes and, as a consequence, there is no tithe apportionment or map from the late 1830s or early 1840s as exists for other parishes. The land in Creeting that formed part of *Badley Mill Farm* was, however, recorded in the tithe apportionment of 1839 for that parish. The Earl of Ashburnham owned 24 acres of land in Creeting and the tenant was Samuel Jay. The water mill was depicted on the tithe map for Creeting (1838).
- 016 The railway arrived in the area in the 1840s. The *Eastern Union Railway* had built a line from Colchester to Ipswich and the *Ipswich and Bury Railway* extended it to Bury St Edmunds. The line opened in 1846 and its route passed close to the mill premises. Trade subsequently declined on the river and the *Stowmarket Navigation* formally closed in 1934.
- Water corn mill in Badley, driving four pairs of French stones, erected and fitted up complete within a few years, and to which is added 60 acres of meadow and arable land, and a residence and offices, now in the occupation of Mr Jay (1851 advertisement).
- 017 Samuel Jay (c.1803-78) was the son of Edward and Sarah Jay. It would appear that Samuel left *Badley Mill* shortly after his mother's death in 1851. The water mill was advertised later that year and Samuel Jay was succeeded by Henry Wicks (c.1810-83). Samuel Southgate (c.1824-1902) replaced Henry in the 1870s and by 1893 the farm had increased to 75 acres. Samuel retired in 1895 and William Rose (c.1862-1918) and his brother George (c.1872-1932) replaced him as millers.
- 018 The OS map of 1885 shows the railway (c.1846) on the Badley side of the river and the canal (c.1790) on the Creeting side of the river. The mill complex, which included the 1830s water mill and the earlier mill house, was now approached from the highway by an access track which followed the south-east boundary of *Home Meadow* before passing under the railway line.

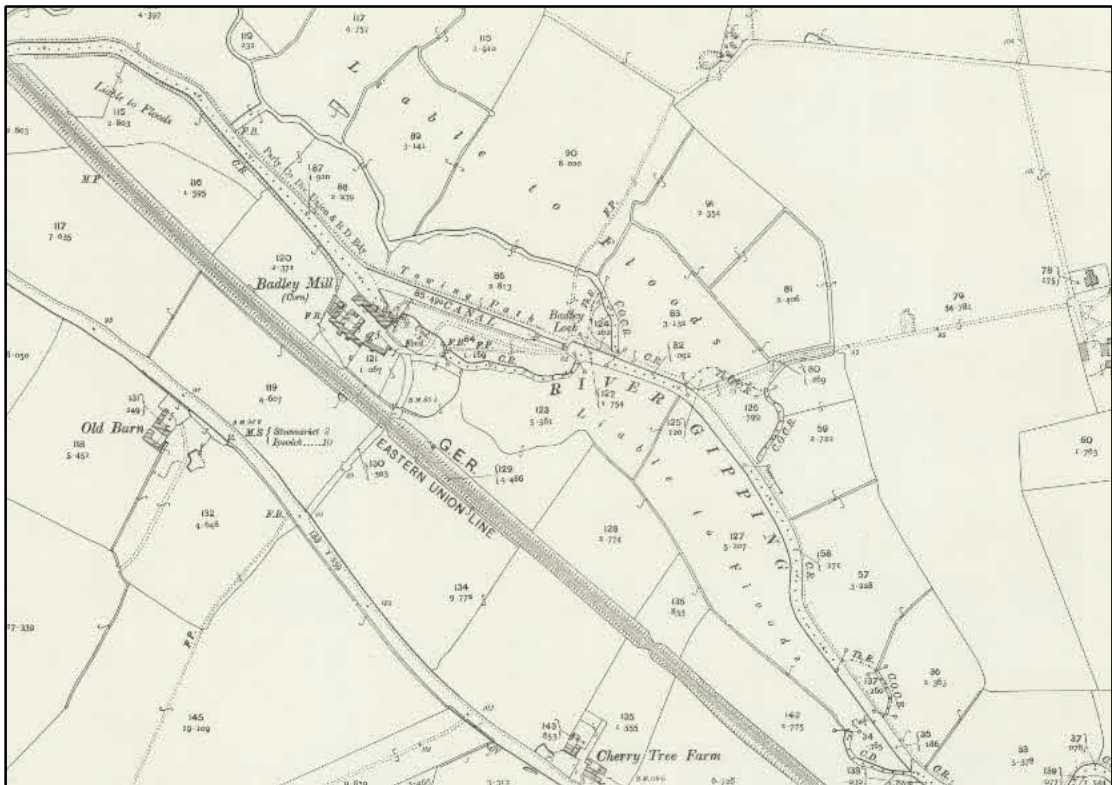


Fig.11 1904 OS map (revised 1903)

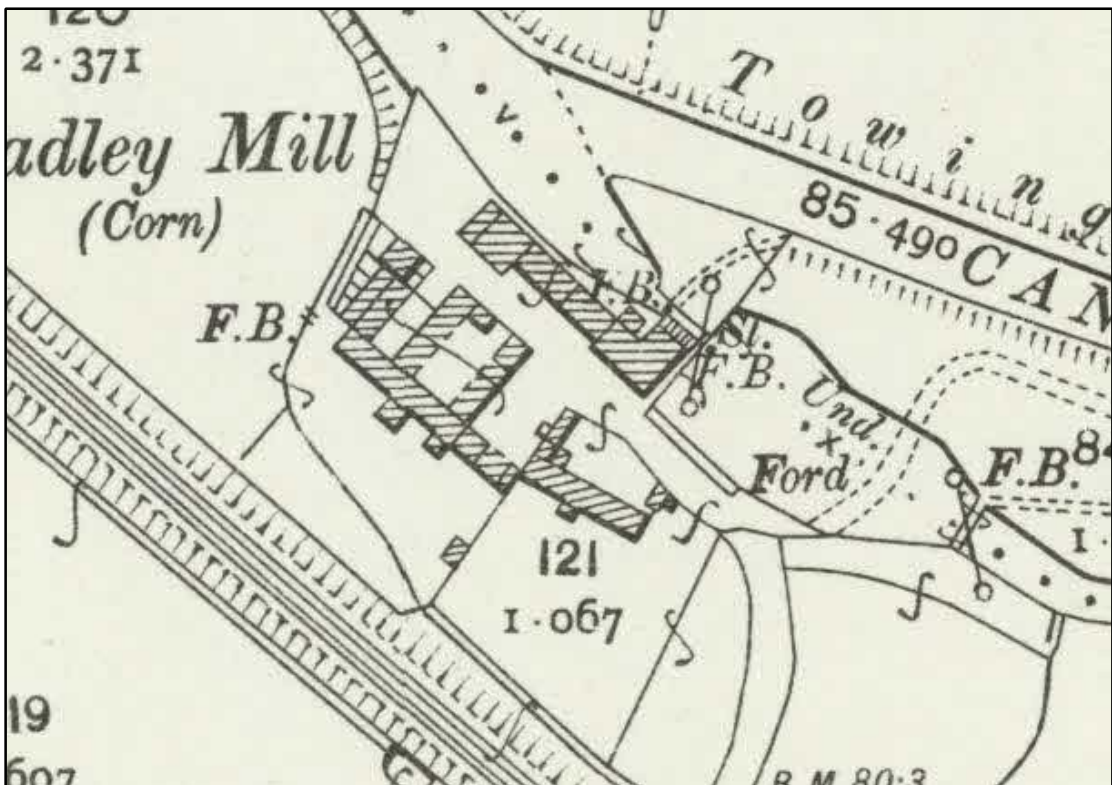


Fig.12 1904 OS map (revised 1903)



Fig .13 Badley Mill (1917 sale catalogue)



Fig .14 Badley Hall (1917 sale catalogue)

019 The 6<sup>th</sup> Earl of Ashburnham placed the 3,450-acre *Barking Hall* estate for sale in 1917. *Badley Mill* was let at that time to brothers John (c.1836-1921) and Edgar Mudd (c.1853-1939) who also farmed *Badley Hall Farm*, *Badley Green Farm* and *Cherry Tree Farm*. The water mill was offered for sale with the mill house, together with the farm premises and 68 acres of land. The land that was offered for sale with the water mill in 1917 is essentially that which was associated with the mill in 1741 and 1772. Any variation can largely be attributed to the formation of the canal, the railway, and access tracks, and to the realignment of the river. The sale catalogue described the mill as a red brick and slate building with three floors and four pairs of stones, and the farm premises included a brick and slate barn.

Badley Mill (lot 2) - A plastered and tiled dwelling-house containing landing, five bedrooms, dining room, drawing room, store room, kitchen, dairy, back kitchen, cellar and office. Brick and tiled coal house. The Mill is built in red brick with slate roof and contains (on the top floor) a store room, (on the first floor) a loading room with storage bins, and (on the ground floor) two mill houses, fitted with four pairs of French Burr stones, shafting, water-wheel, etc., large store room, with bran and middling store over. Agricultural premises – mixing house and chaff store, timber and tiled covered yards, and implement shed. Timber and tiled piggeries. Clay lump and tiled piggery. Flint and slated cart-horse stable for three horses, horse yard with two-bay open shed, and two loose boxes. Hackney stable for two horses. Cattle yard with two-bay open shed. Two boxes and four loose boxes. Brick and slate barn. Clay lump, timber and tiled two-bay implement shed. Two stables and gig house (1917 sale catalogue).

020 *Badley Mill*, the mill house, the farm premises, and the 68 acres of land were sold in 1917 to Samuel Willie of Yeovil. The holding was placed for sale again in the following year but with only 43 acres (land parcels 4, 117, 119 and 134 were divided from the remainder of the holding by the railway and were sold separately in 1918, whilst land parcel 136 was sold with *Cherry Tree Farm*). The water mill remained in operation until the mid-1920s and records suggest that George Rose had been miller for thirty years. The property was sold to William Freshwater (c.1888-1956) in 1924 and then to Charles Farrow in 1956. William had died in 1956 but his wife, Eva (c.1893-1972), remained at *Mill House* as a tenant until her own death in 1972. The house was acquired in 1981 by Anthony Hunt who subsequently *restored* the building. The mill and the farm buildings were purchased in 1982 by Anthony Beeson who converted the mill into a separate residence and intended to do the same with the barn.

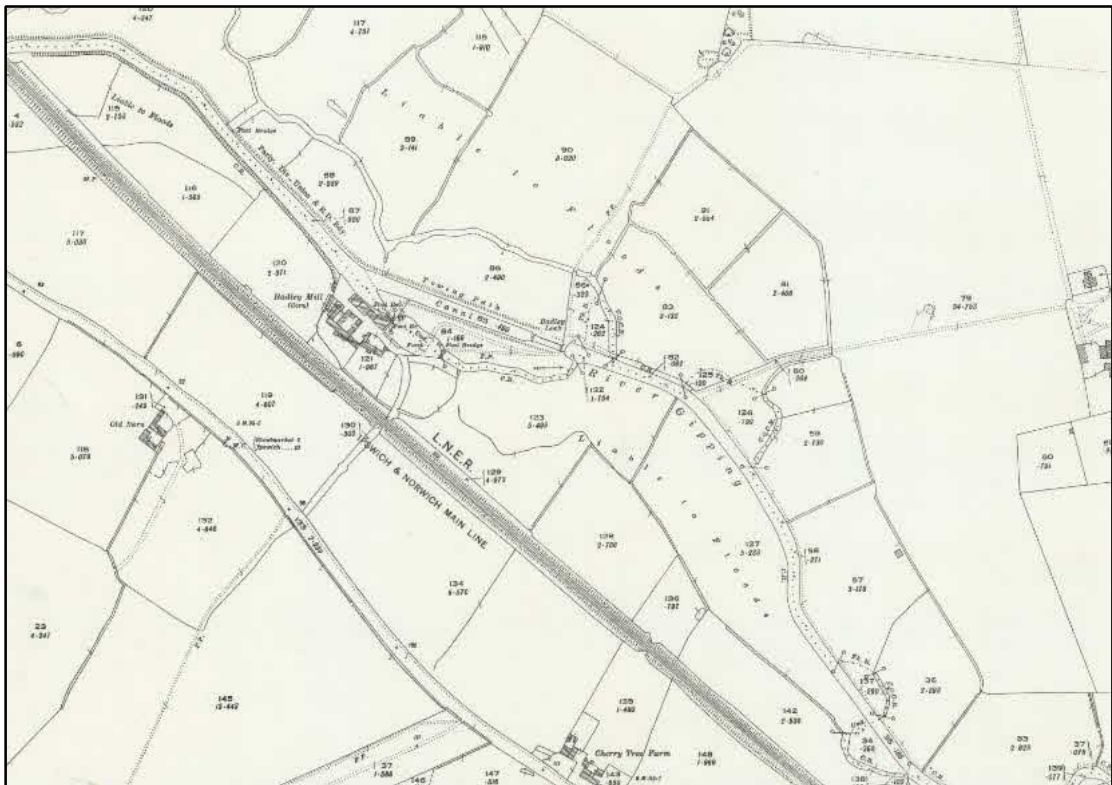


Fig.15 1927 OS map (revised 1924)

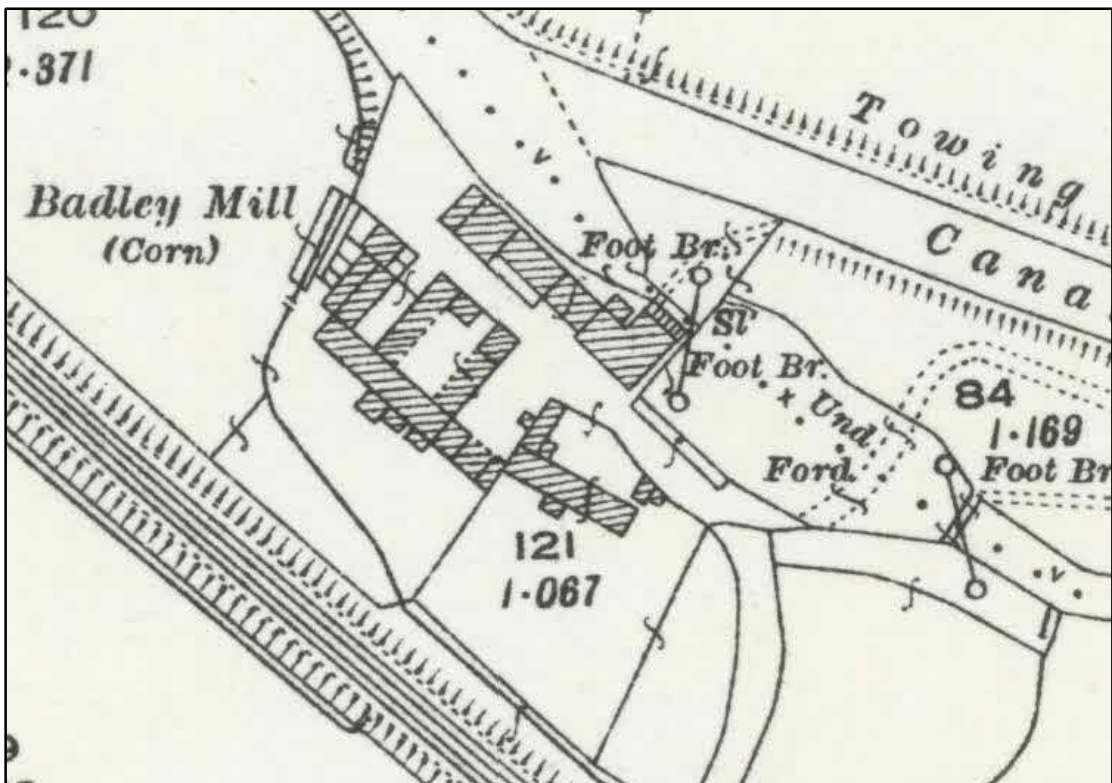


Fig.16 1927 OS map (revised 1924)

Parish	1772	1772	1917
Badley	Messuage with outbuildings and yards, a water corn mill, and Pit Piece	2.0.4	121, pt.123, pt.130
	Home Meadow	6.3.38	119, 120, pt.130
	Calves Cote Pightle	4.1.15	pt.116, pt.117
	Long Fen	6.1.5	4, 115
	Dry Field	4.3.2	pt.116, pt.117
	Kettleby Field	6.1.23	pt.134
	Copper Field	5.1.16	pt.134
	Lousey Fen	3.2.20	pt.123, 128, 136
	Round Meadow	3.2.16	pt.123, 124
		-	125
Creeting	Mill Meadow	2.2.17	88
	First Meadow	4.1.34	84, 86
	Great Fen	8.0.22	90
	Oak Meadow	3.2.0	83
	Hop Yard Meadow	2.0.23	91
	Old Hop Yard	2.2.0	81
	Little Bangham Bridge Meadow	0.2.38	pt.59
	Great Bangham Bridge Meadow	2.0.6	pt.59
		-	80

Fig.17 Extent of Badley Mill Farm (1772 and 1917)



Fig.18 Badley Mill Farm (c.1964)



- 021 It would appear that a predecessor of the water mill at Badley was known as *Vessyes* as can be evidenced by the survey of 1621 (John Maddison) and by other surviving documents of the mid-seventeenth century. A water mill was shown on the surveys of 1741 (William Collier) and 1772 (Joseph Pennington), and was described in the terrier of 1830 (Edward Driver) as a timber-framed building with three floors and possessing a breast-shot wheel and three pairs of stones. A fire destroyed *Badley Mill* in 1833 and a replacement was constructed later that year. The new mill was a red brick building with three floors and possessing four pairs of stones (1851 and 1917). The water mill remained in operation until the mid-1920s.
- 022 The late eighteenth and early nineteenth century witnessed a period of investment by landowners in the rebuilding of water corn mills. The typical mill that was constructed during this period was built over three or four floors and operated on gravity-fed principles. The buildings were characterised by an outward appearance of whitewashed boarded elevations and a tiled roof, with the lower storey of the timber-framed structure normally being built in brick in order to carry the weight of the building and to cope with the stresses imposed by the water-wheel.
- 023 Each floor of the building had a distinct function. The upper storey was the *bin floor* and this space invariably contained a series of grain bins and hoppers. The grain from the bins was fed through chutes to the mill-stones that were located on the *stone floor* below. The meal from the stones was then collected within the *wooden tuns* before being passed through chutes to be sacked on the ground floor. The meal was then raised through the body of the building using the internal sack hoist to be stored within the bins on the upper storey.
- 024 Water mills are often classified by the type of water-wheel that was used. The vertical water-wheel could be *undershot*, *overshot* or *breast-shot* which is a reference to the height at which the water entered the wheel. The vertical water-wheel produced rotary motion around a horizontal axis but rotation about a vertical axis was required in a corn mill to drive the stones. The rotation therefore needed to be converted and the usual arrangement was for the water-wheel to turn a horizontal shaft on which was also mounted a *large pit wheel*. This meshed with a *wallower*, mounted on a vertical shaft, which turned the *great spur wheel*. This wheel, in turn, turned a smaller wheel known as a *stone nut* which was attached to the shaft that drove the runner stone.



Fig.19 Badley Mill (c.1966)



Fig.20 Badley Mill (c.1966)



Fig .21 Badley Mill (c .1966)



Fig .22 Badley Mill (c .1980)

- 025 The 1830s water corn mill at Badley was evidently built on a long established site. The date of that which was destroyed in 1833 is unknown but other timber-framed water mills of late eighteenth century date were situated downstream in the parishes of Creeting and Barking. *Hawks Mill* was rebuilt in brick in 1884 on the site of an earlier timber-framed mill. *Barking Mill* remains standing but *Bosmere Mill* was demolished in the twentieth century.
- 026 Further downstream is *Baylham Mill* which was built in the early nineteenth century. This water mill is of three storeys and attic, with the ground storey being constructed in red brick and the upper storeys having a timber-framed structure. The building has a typical outward appearance of whitewashed boarded elevations and a tiled roof, with a *lucam* positioned on the south-east front. The mill possessed a cast iron breast-shot water-wheel and three pairs of mill-stones. *Baylham Mill* is classified as a grade II\* listed building and is recognised as *the only complete water mill on the river Gipping*. The mill house is understood to be a timber-framed building of early sixteenth century date and would have been associated with an earlier mill on this site.
- 027 The surveys of 1741 (William Collier) and 1772 (Joseph Pennington) depicted the existence of other buildings at Badley in addition to the water mill and the mill house. The terrier of 1830 (Edward Driver) recorded a group of timber-framed buildings that included the water mill, the mill-house, and the farm premises. The latter comprised a timber-framed and thatched barn, with a timber-framed and tiled cart-horse stable adjoining at one end and a timber-framed and tiled lean-to cow-house at the back. A timber-framed and thatched cart-lodge completed the group.
- 028 Reports suggest that the farm premises were unaffected by the fire that destroyed the water mill in 1833. The timber-framed farm buildings were, however, replaced in the mid-nineteenth century and the new layout first appeared on the OS map of 1885. The premises were arranged around a brick and slate barn which was constructed in four bays. A cart-horse stable was attached to the barn at the north-west end and a series of shelter sheds and loose boxes formed enclosed yards on the north-east side of the barn. This layout remained in place until the second half of the twentieth century.



Fig .23 Hawks Mill (c.1870)



Fig .24 Baylham Mill (c.1950)



Fig .25 Badley Mill



Fig .26 Barn at Badley Mill Farm

- 029 The building known as *Mill House* was constructed in the early seventeenth century. The *messuage* was called *Warrens* in the middle of that century (1649 and 1654) and the building was depicted on the surveys of 1741 (William Collier) and 1772 (Joseph Pennington). The terrier of 1830 (Edward Driver) recorded a timber-framed and plastered farmhouse with thatch at one end and tiles at the other. The house survived the fire to the mill in 1833 and was described in 1917 as plastered and tiled.
- 030 The list entry for *Mill House* suggests a *seventeenth century* date for the construction of the building *with alterations of the eighteenth century*. The former mill house was constructed in the early seventeenth century and most probably faced north-east towards the water mill when first built. The timber-framed building was of one-and-a-half storeys and would have received a roof covering of thatch. The house was originally provided with a three-cell plan form which included a central hall and a parlour at the north-west end. These rooms were separated by a chimney bay which housed back-to-back fireplaces. The wall-framing was composed of full-height and widely-spaced studding, and both rooms were floored over from the outset with ceiling joists that rested on clamps fixed to the outer walls.
- 031 The service bay at the south-east end of the building was replaced in part by the construction of a one-and-a-half storey inline addition in the late eighteenth century. This addition has a cellar with fine roll-moulded ceiling joists of the early sixteenth century and the list entry suggests a possible connection with the hall and parlour range of *Badley Hall* which was dismantled and its components sold in 1759.
- 032 The terrier of 1830 (Edward Driver) recorded that the eighteenth century addition was used as a parlour by that date. The service rooms had evidently been relocated to the north end of the house and included a lean-to dairy and a small timber-framed backhouse. Sash windows had been introduced on the south-west elevation with the house having turned its back on the water mill by the early nineteenth century. The eighteenth century addition was described in 1917 as a drawing room. The central hall was used as a dining room and possessed a canted bay window, whilst the original parlour had become the kitchen, with a dairy and back kitchen beyond.



Fig.29 Mill House (1917 sale catalogue)



Fig.30 Mill House (c.1966)





Fig .31 Mill House and Badley Mill (c .1966)



Fig .32 Mill House (c.1981)



Fig .33 Mill House (c.1981)



Fig .34 Mill House after *restoration* in 1980s

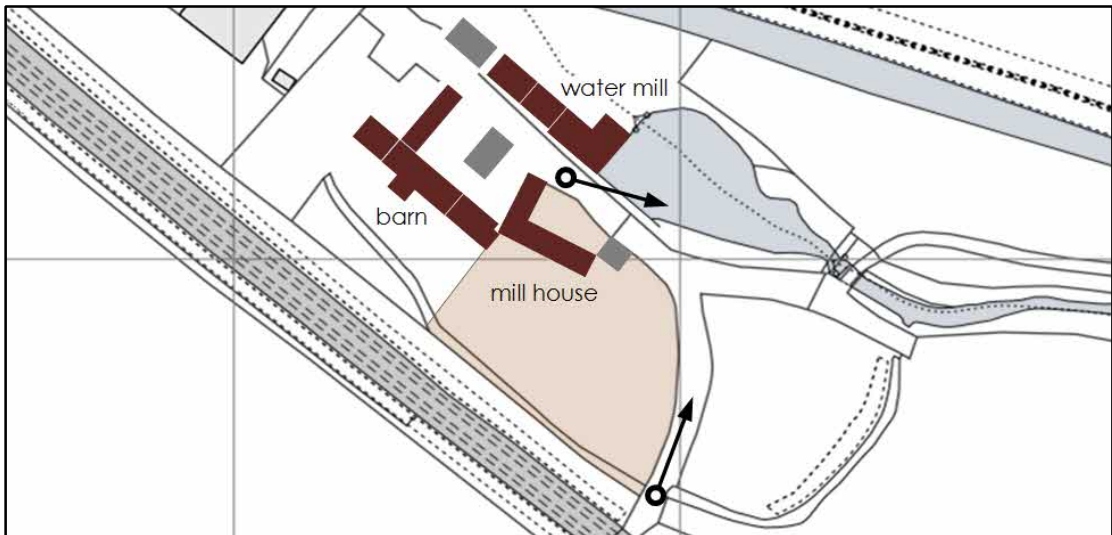


Fig.35 Sense of place



Fig .36 Seclusion



Fig .37 Tranquillity

## SYNOPSIS

- 033 The building known as *Mill House* has been included in a list of buildings of special architectural or historic interest. In legislation and designation criteria, the term special architectural or historic interest of a listed building is used to describe what, in planning terms, is referred to as the identified heritage asset's *significance*. Significance derives not only from a heritage asset's physical presence but also from its setting, and is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be architectural or historic. The first is an interest in the design and aesthetics of a place; the second is an interest in past lives and events.
- 034 The former mill house was entered on the *List* in 1955. The grade II listed building was constructed in the early seventeenth century and comprised a timber-framed and thatched building with a three-cell plan form when first built. The property was known as *Warrens* in the mid-seventeenth century and was occupied by tenant millers until the twentieth century. The building was enlarged in the late eighteenth century with an inline addition that may have re-used frame components from a dismantled section of *Badley Hall*. The building was further altered in the early nineteenth century. The house formed part of a group of timber-framed buildings that included a water corn mill and farm premises. The seventeenth century house was originally associated with a water mill known as *Vessyes* which stood on this long established site. A timber-framed water mill known as *Badley Mill* was destroyed by fire in 1833 and was replaced with one of brick construction which remained in operation until the mid-1920s. The farm buildings were replaced in the mid-nineteenth century and included a barn of brick construction. The former mill house is the last remaining building from an earlier mill complex of timber-framed structures.
- 035 The significance of a place is the sum of its heritage values. *Mill House* possesses *evidential value* as the standing physical remains of a mill house and *historical value* as part of a group of buildings that included a water corn mill. There is a historical functional relationship between the former mill house, the water mill and the farm premises.

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## MANAGING CHANGE TO SIGNIFICANT PLACES

036 *Planning Practice Guidance* (2019) advises that any decisions where listed buildings are a factor must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act* (1990), as well as applying the relevant policies in the *Development Plan* and the *National Planning Policy Framework* (2021).

037 Sections 16(2) and 66(1) of the 1990 Act place a duty upon the local planning authority to have special regard to the desirability of preserving the listed building or its setting.

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 (section 16(2); *Planning (Listed Buildings and Conservation Areas) Act* 1990).

In considering whether to grant planning permission for development which affects a listed building or its setting, 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 (section 66(1); *Planning (Listed Buildings and Conservation Areas) Act* 1990).

038 Preservation has been interpreted by the courts as meaning *to keep safe from harm* – that is, not harming the special interest of an individual building, its significance, as opposed to preventing any change. The desirability of preserving a listed building has been determined by the courts to be a consideration that must be regarded as having *considerable importance and weight*.

039 Section 38(6) of the *Planning and Compulsory Purchase Act* (2004) requires that, where regard is to be had to the *Development Plan*, decisions shall be made in accordance with the *Plan* unless material considerations indicate otherwise. In determining applications, the order of precedence of statutory duties would therefore appear to be to make a decision in accordance with the *Plan*, so far as it is material; to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest; and to have regard to any other material consideration. Whilst there is no explicit requirement to consider the *Plan* in determining an application for listed building consent, any relevant policy will be a material consideration.

- 040 The *Development Plan* for the district of Mid Suffolk includes *saved* policies HB1 (protection) and HB3 (alteration) of the *Local Plan* (1998).

The district planning authority places a high priority on protecting the character and appearance of all buildings of architectural or historic interest. Particular attention will be given to protecting the settings of listed buildings (policy HB1; *Mid Suffolk Local Plan* 1998).

Proposals for the alteration of listed buildings or other buildings of architectural or historic interest will only be permitted in exceptional circumstances and will be required to meet high standards of design, detailing, materials and construction. Listed building consent will be granted if the district planning authority is satisfied that the proposal would not detract from the architectural or historic character of the existing building or its setting and, in the case of a timber framed building, the structure of the frame including its infill material remains largely unaltered (policy HB3; *Mid Suffolk Local Plan* 1998).

- 041 The *National Planning Policy Framework* (2021) states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Conservation is defined as the process of managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. Designated heritage assets are those assets which have been recognised for their particular heritage value and which have been given formal status under law and policy that is intended to sustain those values.

In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (paragraph 197; *National Planning Policy Framework* 2021).

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (paragraph 199; *National Planning Policy Framework* 2021).

Any harm to the significance of a designated heritage asset should require clear and convincing justification (paragraph 200; *National Planning Policy Framework* 2021).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 202; *National Planning Policy Framework* 2021).

- 042 The building known as *Mill House* has been entered on the *List* of buildings of special architectural or historic interest and is a designated heritage asset for the purpose of planning policy. Balanced and justifiable decisions about change in the historic environment depend upon understanding the values of any affected heritage asset and, with it, the ability to understand the impact of a proposal on its significance. An assessment of any affected heritage asset provides a baseline for considering the impact of a proposal on its significance.
- 043 *Mill House* is a grade II listed building. The former mill house was constructed in the early seventeenth century and was occupied by tenant millers until the twentieth century. The timber-framed building was enlarged in the late eighteenth century and further altered in the early nineteenth century. The house formed part of a group of buildings that included a water corn mill and farm premises. There is a historical functional relationship between these buildings and the house is the last remaining building from an earlier mill complex of timber-framed structures.
- 044 The mill house, water mill and farm premises formed part of the manor of Badley which became part of the *Barking Hall* estate in the eighteenth century. The estate was sold in 1917 and the water mill ceased operation in the mid-1920s. The house was sold in 1924 and again in 1956. The previous owner, now widowed, remained as tenant from 1956 until her own death in 1972. The house then fell into a state of disrepair before it was acquired in 1981 by a new owner who subsequently *restored* the building.
- 045 The former mill house was described in 1830 as *a farmhouse, lath and plaster, one end thatched, the other tiled*. The timber-framed walls of the original building were concealed externally by plaster and its roof retained a covering of thatch. The inline addition of the late eighteenth century similarly had plastered external walls but instead had a tiled roof. The sale catalogue of 1917 described the building as *a plastered and tiled dwelling-house* and included a photograph of the south-west front of the building. The roof covering of thatch on the original section of the building had been replaced by tiles since 1830 (fig.29).

- 046 The 1917 photograph also shows a small-paned sash window in the drawing room and a small flat-roofed dormer in the chamber above (fig.29). A photograph of the south-west front of the building in about 1966 shows a small-paned sash window in the canted bay window (fig.30). The sash window in the drawing room had been removed by that date. The mid-1960s photograph is the earliest record of the introduction of three large dormer windows on the south-west front of the building. These dormers reflected the *Arts and Crafts* style which persisted in the early twentieth century and were most probably inserted by the new owners of the building in the 1920s.
- 047 The house fell into a state of disrepair in the 1970s and photographs show the front and rear elevations of the building in a poor condition. The photograph of the rear elevation shows a back door to the kitchen and a pair of small flat-roofed dormers (fig.33). The house was acquired in 1981 by a new owner who *restored* the building in the early 1980s to the form and appearance that exists today. That particular phase of works included the replacement of the external plaster and the re-fenestration of the building (fig.34). The revised list entry for *Mill House* (1986) made reference to the *alterations of circa 1980*.

Historic fabric will always be an important part of the asset's significance, though in circumstances where it has clearly failed it will need to be repaired or replaced ... The retention of as much historic fabric as possible, together with the use of appropriate materials and methods of repair, is likely to fulfil the NPPF policy to conserve heritage assets in a manner appropriate to their significance (HEAN2, paragraph 41; *Making Changes to Heritage Assets* Historic England 2016).

- 048 *Mill House was restored* in the early 1980s and in a manner which would be regarded today as having a negative impact on significance. The property has new owners and it is widely recognised that a change in ownership can often present an opportunity for significance to be enhanced. Listed building consent is sought for the replacement of the external cladding (render), together with repairs to the timber-frame and to the infill panels. Listed building consent is also sought for the replacement of external doors and windows within their existing openings, including the reconstruction of a pair of dormer windows. Planning permission is sought for the construction of a new outbuilding within the grounds of the house.





Fig .38 Mill House as *restored* in early 1980s



Fig.39 Mill House as *restored* in early 1980s

- 049 The timber-frame is the primary structural component of the building and is made weather-tight with infill panels and external cladding. Buildings of traditional construction used permeable materials which were capable of absorbing and releasing moisture. Damp in the building fabric was therefore kept below the level at which decay would occur. With the repair and replacement of infill panels and external cladding, it is important that materials are used that are compatible with the traditional *breathing* performance of the building.
- 050 The condition of the timber-frame is often determined by the condition of the external cladding and infill panels and whether they have been repaired or replaced with inappropriate materials. Timber-framed buildings are vulnerable to decay when impermeable materials, such as cement-based renders, have been used in past programmes of repair. Cement-based render should not be used on timber-framed buildings as it impairs the traditional *breathing* performance and traps moisture within the fabric, causing damp and leading to the decay of the timber-frame and, ultimately, the loss of structural integrity.
- 051 The *restoration* of *Mill House* in the early 1980s included the replacement of the external cladding of the timber-framed building with a cement-based render. It is proposed to replace this cladding with lime render on a backing of timber laths. The removal of the modern render will present an opportunity to assess the condition of the concealed structure of the timber-framed building and to undertake any necessary repairs.
- 052 The removal of the modern render will also reveal whether any historic infill panels survive. The absence of historic infill, either in the form of voids between the studs or areas of modern infill, will present an opportunity to insert appropriate forms of insulation between the frame components before the external cladding is reinstated. Permeable insulation, such as sheep's wool, will be compatible with the traditional *breathing* performance of the building. The new external cladding of lime render will then be finished with lime-wash.
- 053 Conditions should be imposed on any consent for the agreement of precise details of the above work which can only be determined upon the removal of the modern cement render and an assessment having been made of what survives and its condition.

- 054 Surviving historic windows are an irreplaceable resource and Historic England encourages the retention of windows that contribute to the significance of listed buildings. The former mill house has windows of an inappropriate design which largely date from the 1980s phase of alterations. The 1980s work also included the insertion of a pair of roof-lights in the rear roof-slope as a replacement for a pair of small flat-roofed dormers. The two external doors on the south-west front date from the same period and the former back kitchen has a pair of modern aluminium doors.

Where historic windows (whether original or later insertions) make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair historic windows should be replaced with accurate copies. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, these replacements should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies (*Traditional Windows*; Historic England 2017).

Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building which is the desired outcome under national policy (*Traditional Windows*, Historic England 2017).

- 055 The NPPF (2021) states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Historic England also state in *HEAN2* that the replacement of unsuitable modern windows with more historically appropriate windows is likely to be an enhancement (*HEAN2: Making Changes to Heritage Assets*, Historic England, 2016).

Where a window that diminishes the significance of the building is to be replaced, the new window should be designed to be in keeping with the period and architectural style of the building. It may be possible to base the design on windows that survive elsewhere in the building or it may be necessary to look for examples in other buildings of the same period and style close by (*Traditional Windows*, Historic England 2017).

In cases where the significance of a building has been harmed by the installation of replacement windows of non-historic design, consideration may be given to the installation of new slim-profile double-glazed replacement windows where the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive, and no incidental damage to the building fabric will result from the removal of the existing windows (*Traditional Windows* Historic England 2017).

- 056 The various designs of the modern windows do not follow historic patterns and it can be concluded that these windows do not make a positive contribution to the significance of the building. An opportunity exists for considered change and for the enhancement of the heritage value of *Mill House* which is desirable in policy terms.
- 057 It is therefore proposed to replace these windows with new windows of a sympathetic historic pattern. The proposed design of the replacement windows is based on the character of the building and on an understanding of the historic treatment of each opening. The windows will also incorporate slim-profile double-glazing.
- 058 The proposed work includes the provision of a tiled roof above the canted bay window and the reinstatement of a small-paned sash window to this addition. It is also proposed to remove a pair of roof-lights that were inserted in the rear roof-slope in the 1980s. The roof-lights replaced a pair of small flat-roofed dormers as is evident from a photograph taken in the early 1980s (fig.33). The roof-lights used the previous openings and it is similarly proposed to reconstruct the pair of dormer windows in their former position. The pair of windows in the cellar will be retained in their existing form.
- 059 The main entrance door to the house is located on the south-west front of the building. A second door is located in the lean-to at the north-west end of the building. It is proposed to replace both of these doors which are modern and of an inappropriate design. It is also proposed to replace a pair of modern sliding doors which have been inserted on the south-east elevation of the former back kitchen.

Opening			Existing	Proposal	
01	SW	GF	Modern door	Replace	with vertical-boarded wooden door
02	SW	GF	Modern window	Replace	with DG timber casement window
03	SW	GF	Modern window	Replace	with DG timber sash window <sup>1</sup>
04	SW	GF	Modern door	Replace	with vertical-boarded wooden door
05	SW	GF	Modern window	Replace	with DG timber casement window
06	SW	GF	Modern window	Replace	with DG timber casement window
07	SW	GF	Modern window	Replace	with DG timber sash window
08	SW	Cellar	Pre-1980s window	Retain	-
09	SW	FF	Modern window	Replace	with DG timber casement window
10	SW	FF	Modern window	Replace	with DG timber casement window
11	SW	FF	Modern window	Replace	with DG timber casement window
12	NE	GF	Modern window	Replace	with DG timber casement window
13	NE	GF	Modern window	Replace	with DG timber casement window
14	NE	GF	Modern window	Replace	with DG timber casement window
15	NE	GF	Modern window	Replace	with DG timber casement window
16	NE	GF	Blocked window	Retain	-
17	NE	Cellar	Pre-1980s window	Retain	-
18	NE	FF	Modern roof-light	Replace	with DG timber casement window <sup>2</sup>
19	NE	FF	Modern roof-light	Replace	with DG timber casement window <sup>2</sup>
20	NW	GF	Modern window	Replace	with DG timber casement window
21	NW	GF	Modern window	Replace	with DG timber casement window
22	NW	GF	Modern window	Replace	with DG timber casement window
23	NW	GF	Modern window	Replace	with DG timber casement window
24	NW	FF	Modern window	Replace	with DG timber casement window
25	NW	FF	Modern window	Replace	with DG timber casement window
26	SE	GF	Modern doors	Replace	with DG timber French windows
27	SE	GF	Modern window	Replace	with DG timber casement window

<sup>1</sup> in canted bay  
<sup>2</sup> in dormer

Fig.40 Schedule of alterations to windows and doors



Fig.41 South-west elevation



Fig.42 North-east elevation



Fig.43 Window 03



Fig.44 Window 13



Fig.45 Window 07



Fig.46 Windows 24 and 25



Fig.47 Existing openings (*Tim Moll Architecture*)



Fig .48 Proposed alterations to south-west elevation (*Tim Moll Architecture*)



Fig.49 Proposed alterations to north-east elevation (*Tim Moll Architecture*)

060 Setting is an established concept that relates to the surroundings in which a place is experienced, embracing both past and present relationships. The importance of setting lies in what it contributes to the significance of a heritage asset or to the ability to appreciate that significance.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (*National Planning Policy Framework 2021*).

061 The settings of heritage assets change over time and understanding the history of change is important when considering the impact of a proposal on the contribution made by setting to significance. Not all settings have the same capacity to accommodate change without harm to the significance of an asset or the ability to appreciate it.

062 *Badley Mill* was previously served by an access track that took a route from the highway across *Home Meadow* and passed through the premises to the west and north of *Mill House* before crossing a ford and continuing on in the direction of *Creeping Hall* (1741). The OS map of 1885, however, shows a route from the highway to the mill that followed the line of the field boundary between *Home Meadow* and *Kettleby Field* before crossing *Pit Piece* and entering the premises to the east and north of *Mill House*. This access track from the highway to the site of the water mill remains in place today and passes under the railway line which suggests that it has been in use since at least 1846.

063 The grounds of *Mill House* today are as shown on the OS map of 1885 and include that part of *Pit Piece* which lay to the west of the access track. The grounds abut the premises of the mill and the farm, and are otherwise physically contained by the railway line and the access track. The house faces south-west towards the railway embankment and overlooks the principal garden space. The annexed land provides the location of a domestic yard which is accessed from the track to the east. It is proposed to construct a new outbuilding which would replace five sheds and be used solely for ancillary purposes (garage, workshop, and storage). The optimum position for the new outbuilding is in the far corner of that area which previously formed part of *Pit Piece* where it should stand with its back to the railway embankment.



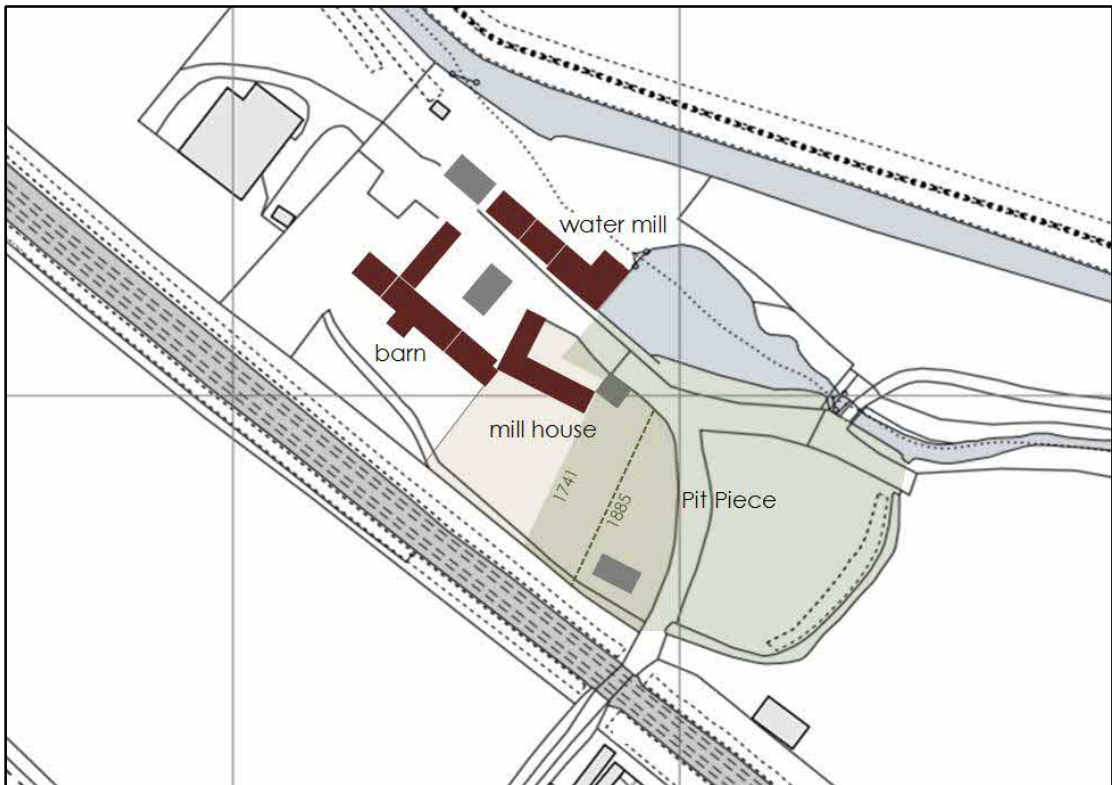


Fig .50 Grounds of Mill House

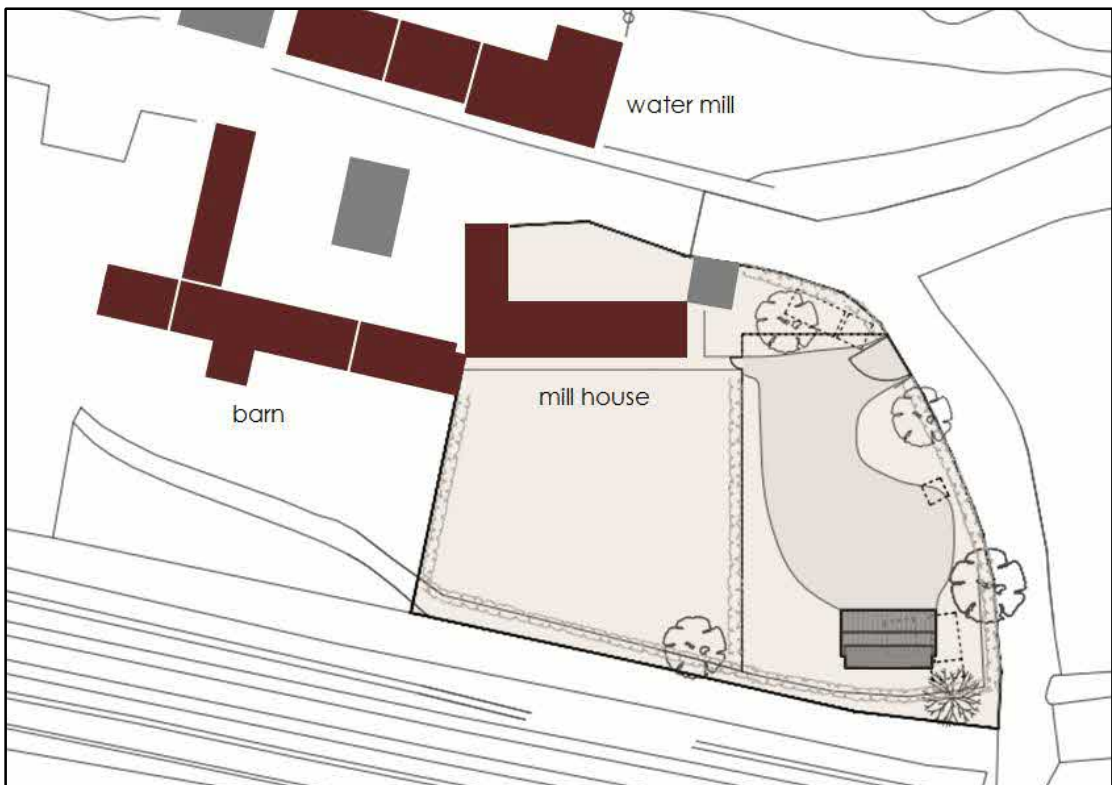


Fig .51 Proposed layout ( *Tim Moll Architecture* )



Fig .52 Entrance to grounds of Mill House



Fig .53 Proposed siting of outbuilding (replacing sheds)

## CONCLUSION

- 064 Local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. An understanding of the significance of a heritage asset should result in the development of a proposal which avoids or minimises harm. What matters in assessing whether a proposal may cause harm is the impact on the significance of the heritage asset.
- 065 The building known as *Mill House* has been included in a list of buildings of special architectural or historic interest. The assessment of the affected heritage asset has provided an understanding of its heritage values. The house was constructed in the early seventeenth century and was occupied by tenant millers until the twentieth century. The timber-framed building was enlarged in the late eighteenth century and further altered in the early nineteenth century. *Mill House* possesses *evidential value* as the standing physical remains of a mill house and *historical value* as part of a group of buildings that included a water corn mill. There is a historical functional relationship between the former mill house, the water mill and the farm premises.
- 066 There is a requirement in this matter to make a decision in accordance with the *Development Plan*, to have special regard to the desirability of preserving a listed building, its setting, and any features of special interest, and to have regard to any other material consideration. The application proposes works to the former mill house and within its setting. The proposals would not cause harm to the identified values of the affected heritage asset and therefore would not cause harm to its significance. It may be concluded that the proposals satisfy the statutorily desirable objective that is contained within sections 16(2) and 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. It may also be concluded that the proposals do not conflict with the heritage-specific policies that are contained within both the *National Planning Policy Framework (2021)* and the *Development Plan*.