



Historic England

Mr Sullivan Archer
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Direct Dial: 0121 625 6871

Our ref: L01582441

23 September 2024

Dear Mr Archer

Arrangements for Handling Heritage Applications Direction 2021

**HELP OUT MILL , SHACKERSTONE LANE , NEWTON BURGOLAND ,
SWEPSTONE , NUNEATON , LEICESTERSHIRE CV13 0BT
Application No. 24/00841/LBC**

Thank you for your letter of 10 September 2024 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance

The site of Help Out Mill comprises a mill from the early nineteenth century with rare examples of surviving 1902 roller-mill machinery, a Georgian house from the 1730s attached to the left, and a nineteenth century granary at the back to the right of the mill. The plans submitted concern the Georgian house. Each of these buildings has architectural significance, notably the 1730s house which includes a fanlight in the entrance with round-arched recesses and glazing bar sash windows, typical of the Georgian architectural style. In addition to having architectural interest, the site also has group value in the mill and its adjoining buildings, tracking the development of the mill complex from small-scale industry to a multi-use site including a classically inspired Georgian house as the family become more prosperous. The relationship between these buildings and their planned form represents the historic use of space between the mill, mill house and granary, and their interrelation. All three buildings are listed at GII* for being of more than special historic and architectural interest.

Impact

Although the Statement of Significance covers the importance of the extant milling machinery and the significance of the millhouse's typical Georgian architectural features, it fails to comment on the full significance of the interior. As the proposed



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plans include several internal wall, door, and window removals, we are not satisfied that the significance of these elements have been fully explored despite the extent of changes proposed.

The house dates to the 1730s and the plan-form appears to remain largely eighteenth century, loss of this layout could negatively impact the historic and architectural interest of the property. The contribution of plan form to significance has not been adequately addressed in the statement despite its importance to both the millhouse and the wider site. As each building on this site is linked through shared use and shared historical value, dramatically altering the interior of the millhouse building could impact the legibility of the site as a whole.

Additionally, the fixtures attached to the proposed internal wall removals such as doors and fireplaces have not been assessed. Due to the high grade of the building, it is likely that these fittings could have historical or architectural significance in line with the Georgian exterior, and this would need to be explored fully before we could support any plans for internal changes.

Policy

We would draw your attention to the statutory duties of the local authority set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, and the requirements of sections 12 and 16 of the National Planning Policy Framework (NPPF). In particular we would highlight the following, in particular paragraphs 200 and 201 of the NPPF as regards sufficiency of information.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (NPPF paragraph 200).

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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. (NPPF paragraph 201). Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (NPPF paragraph 206).

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. (NPPF paragraph 208).

Position

With the above in mind, Historic England cannot support the plans in their current state. From the information submitted we cannot adequately assess the significance of



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the internal features and plan form of the millhouse, despite the high level of internal changes proposed and the high likelihood of losing features that contribute to the more than special historic and architectural interest of the building. To advise on the proposed changes, and for you to reach a safe determination, we would need to see a full assessment of these internal features as part of a further Statement of Significance or Heritage Impact Assessment.

Recommendation

Historic England has concerns regarding the application on heritage grounds due to the lack of information submitted about the significance of the plan form and internal features, including associated fittings. We would recommend that further information is submitted as to the heritage significance of these features and any potential impact, positive or negative, that the proposed plans would have on these.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 200 & 201 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

E. Jeffery

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Historic Environment Advisor Apprentice

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(Checked by Tim Allen - Team Leader - Development Advice)



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