Mill House Refurbishment Photographic Report v2

Date of recording: 20th July 2026

Names of recorders: Janice Morrison and Barry Cobb

With reference to planning application reference H07-0618-23, replacement single storey extension & alterations, at the following location:

MILL HOUSE MILL LANE GEDNEY HILL PE12 0PW

Ordnance Survey grid reference:

Easting (X): 533401

Northing (Y): 311636

There are no statutory designations on the property.

Gedney Hill is not within a Conservation Area.

Mill House is not a listed building.

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0. Scope of this report

0.1. This photographic report has been prepared for South Holland District Council (SHDC) by Janice Morrison of Mill House, Mill Lane, Gedney Hill, at the request of South Holland County Council.

0.2. The report supports proposals for alterations to Mill House, Mill Lane, Gedney Hill, Lincolnshire PE12 0PW.

0.3. This photographic report deals with condition 3 of the decision notice from South Holland District Council dated 14 September 2023 in which Permission has been granted to the proposals under the Town and Country Planning Act 1990, subject to certain conditions.

Condition 3 states:

"Prior to commencement of the development hereby approved, a full photographic building recording of the buildings affected shall be carried out which contains:

1. A general view or views of the building in its wider setting.
2. The building's external appearance.
3. The overall appearance of the principal rooms and circulation areas.
4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
5. Any machinery or other plant, or evidence for its former existence.
6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
7. Any fixtures and fittings
8. A plan(s) showing the location and direction of photographs taken.
9. Existing elevations showing the historic fabric.
10. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

This photographic building recording should also contain a written account which provides the precise location of the property as an address and in the form of a National Grid Reference, A note of any statutory designations, the date of recording with the name(s) of the recorder(s) and the location of any archive material.

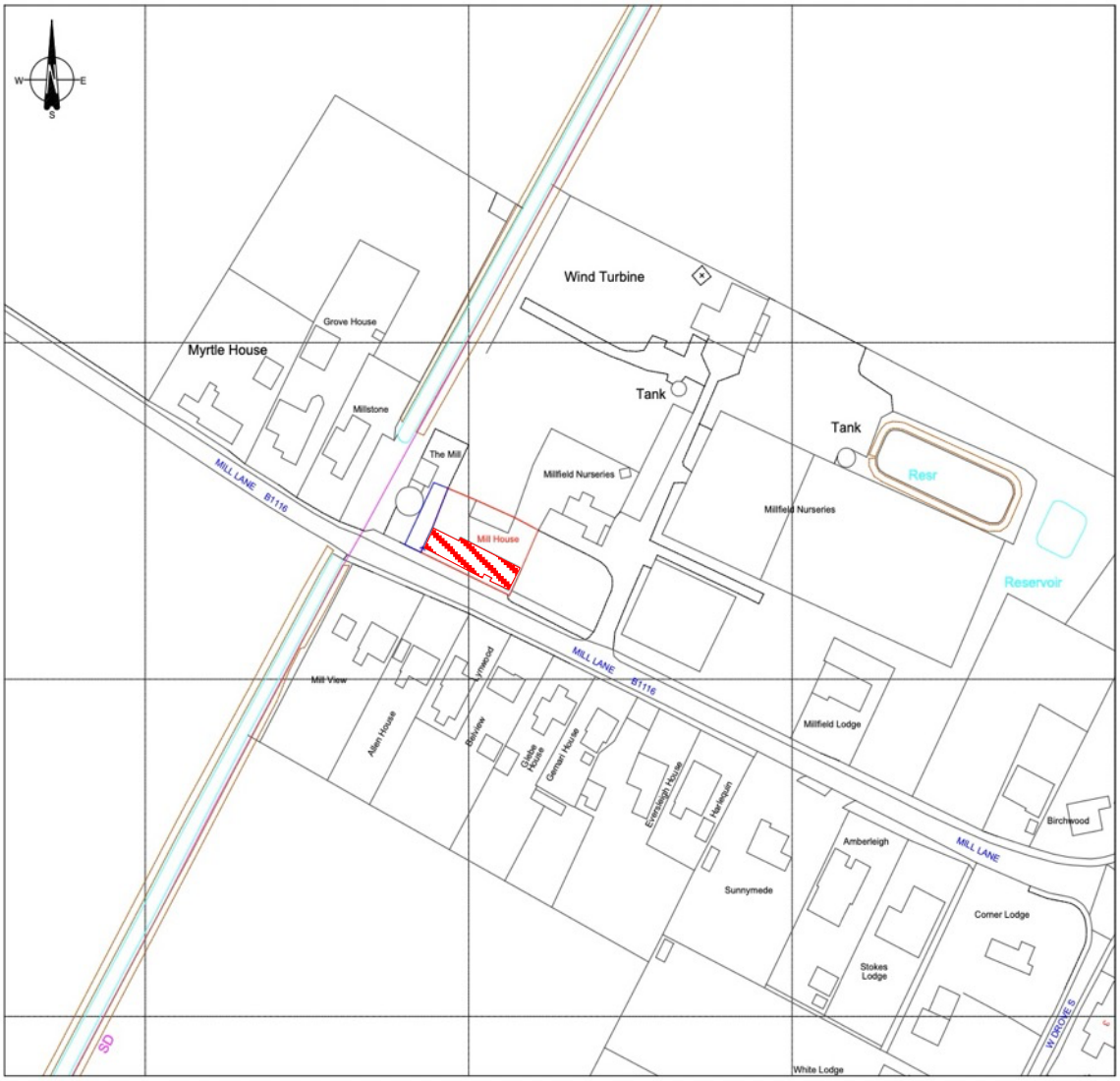
Thereafter, the photographic building recording report shall be submitted to and approved in writing by the Local Planning Authority and submitted to the Lincolnshire County Council Historic Environment Record for archiving within 3 months of completion.

Reason: To ensure that the heritage significance of the host property is properly recorded in its undeveloped state.
This Condition is imposed in accordance with Section 16 of the National Planning Policy Framework 2023. "

1. A general view or views of the building in its wider setting.

The Current Ordnance Survey map showing the location of Mill House is shown below.
Mill House is indicated by the red outline on the below picture.

OS map Mill Lane



MILL HOUSE MILL LANE GEDNEY HILL PE12 0PW
Ordnance Survey grid reference:
Easting (X): 533401
Northing (Y): 311636

Image 1: Present day view of Mill House from Mill Lane



Image 2: The same view of Mill House, c 1910



Image 3: Street view looking West to East



2. The building's external appearance.

Image 4: Front elevation



Image 5: Rear elevation



Image 6: Rear elevation – former grain store



Image 7: End elevation – former grain store



Image 8: Existing rear elevation - former bakery
It is understood that the bakery was rebuilt between the two World Wars, the original having been destroyed by fire



Image 9: Existing front/end elevation - former bakery
The part of the wall shown bottom right in the image is believed to be original



3. The overall appearance of the principal rooms and circulation areas.

There was extensive refurbishment in the 1980's, removing any remaining original features at that time. At some point there has been some modification to internal walls and doorways, including moving the staircase. It is believed that the original property was made up of the main house together with a small servant's cottage in between the house and the bakery, which can be seen with the sloping roof. The servants' cottage now houses the kitchen downstairs and the bathroom and a bedroom upstairs.

Image 10: Main entrance and hallway (front to back)



Image 11: Main hallway and stairs

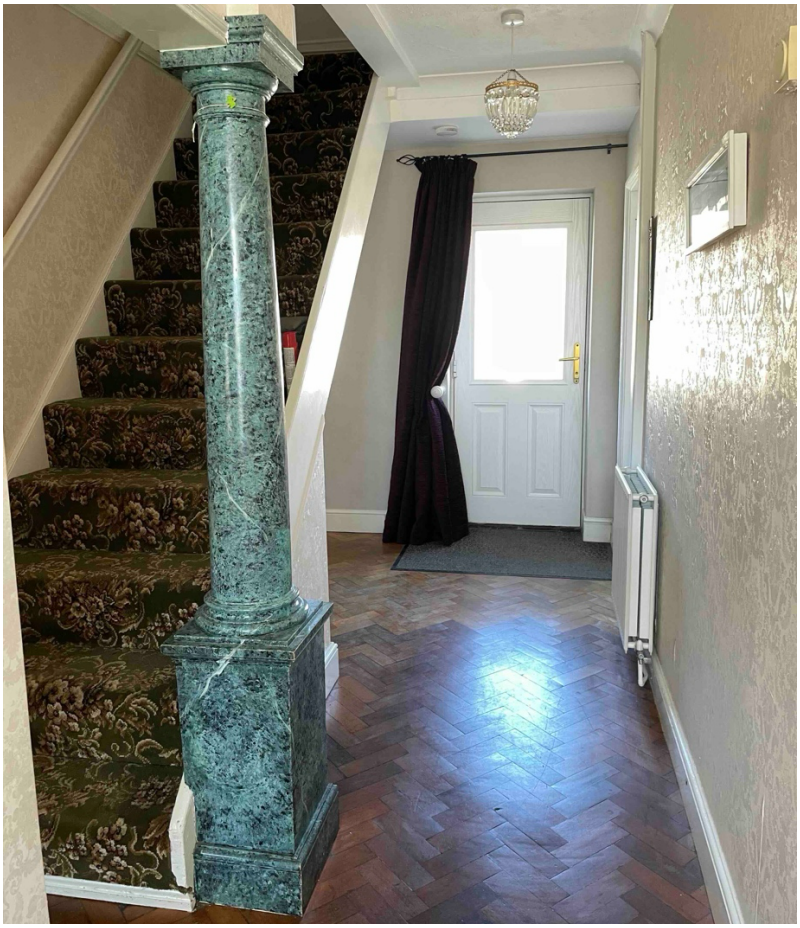


Image 12: Rear reception room leading from hallway to kitchen



Image 13: Kitchen



Image 14: Lounge



Image 15: Landing



Image 16: Bedroom leading from landing to bathroom



Image 17: Bathroom, showing change in level of floor between the main house and former servants' cottage



Image 18: Bedroom



Image 19: Main bedroom



Image 20: Second bedroom



Image 21: Former bakery building – lower level

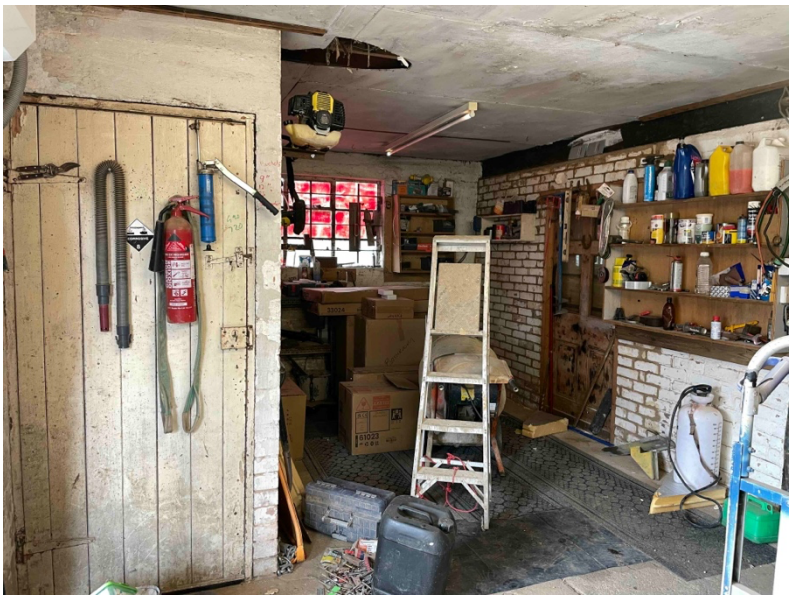


Image 22: Former bakery building – stairs



Image 23: Former bakery building – upper level



4. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.

There is none that is not highlighted in the above photographs.

5. Any machinery or other plant, or evidence for its former existence.

There is none.

6. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.

There is none. The owners have been told that there was a brick with 1815 engraved on it near the front door but, as the property is now rendered, it is no longer visible, if it is even still there.

7. Any fixtures and fittings

There is none original to the house, or relevant to the development or use.

8. A plan(s) showing the location and direction of photographs taken.

Image 24: Plan of external photographs

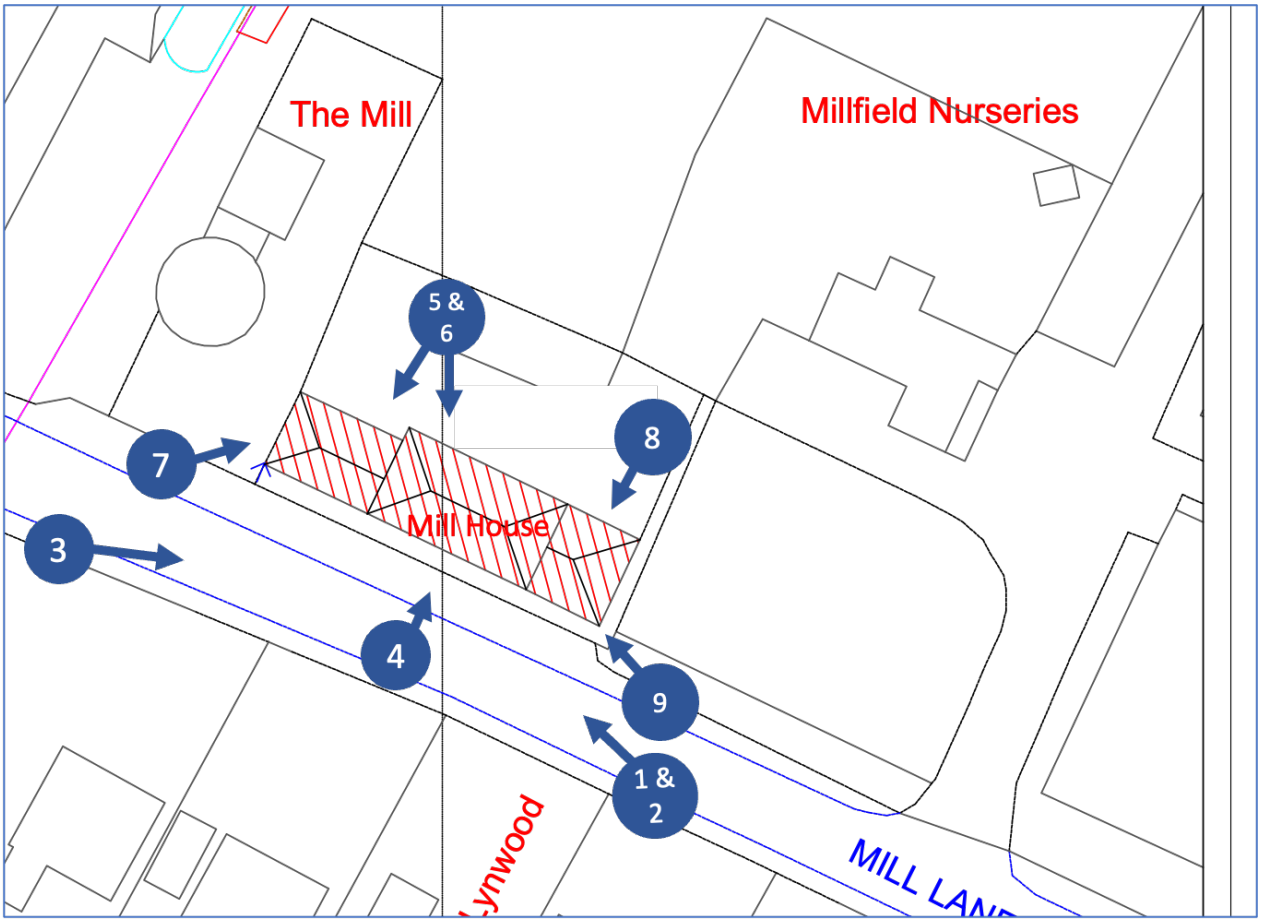


Image 25: Plan of Internal photographs, ground floor

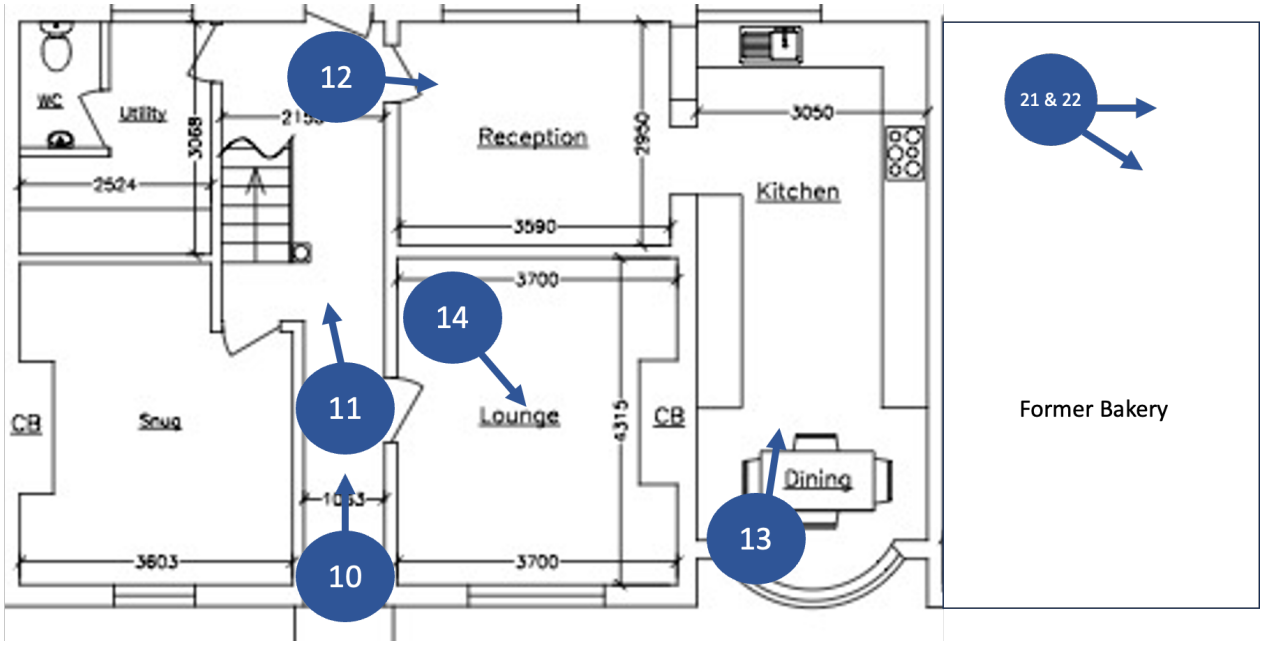
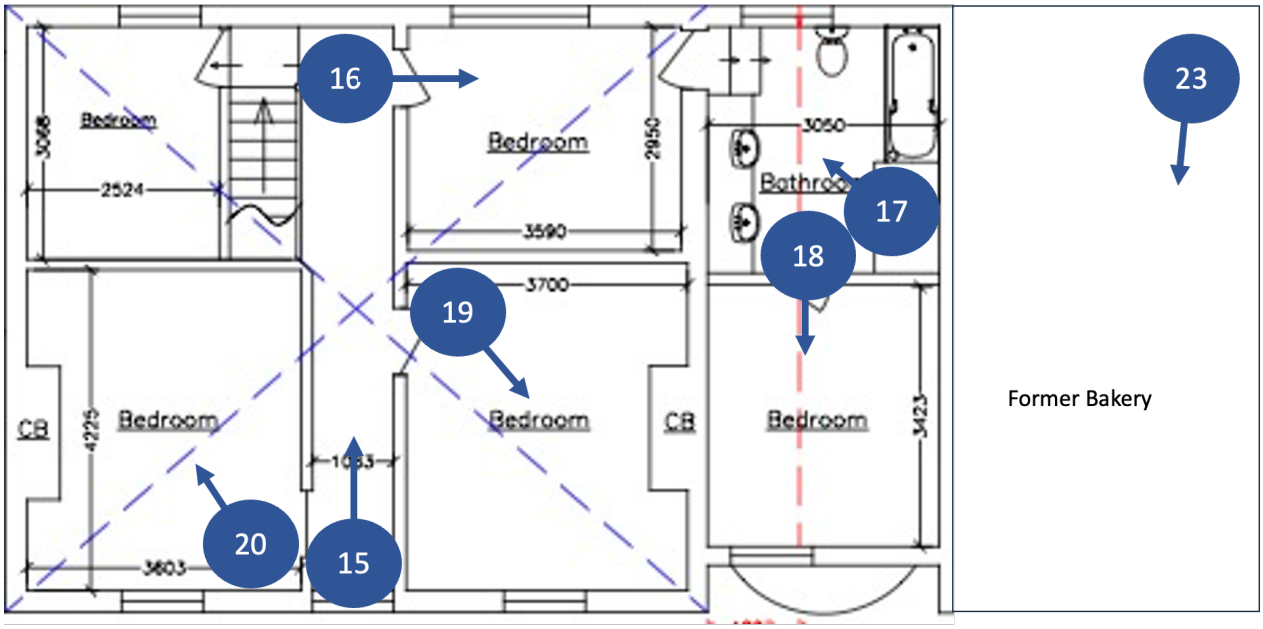


Image 26: Plan of internal photographs, first floor



9. Existing elevations showing the historic fabric.

See image 6: Rear elevation former grainstore. The brickwork of the former grainstore is largely the original 13” brick, although the roof level has been reduced from the original build.

See image 9: Side elevation former bakery. Part of the lower outer wall of the original former bakery is still visible to the eastern elevation, despite the building being rebuilt after the fire between the two world wars.

10. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site.

See image 2. The previous owners left an enlarged photographic copy of image 2.