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To: Zac Denton
Cc: Planning.Responses
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The application is for Listed Building Consent to create shower room with WC and sink on first floor. This will require the removal of a modern built in wardrobe, the erection of a stud wall in the second bedroom in order to create a new bathroom. A new door way is required from the hallway in order to provide access to the room.

In respect to the plumbing, the proposal is to install interior pipework through master bedroom down into an existing ground floor bathroom, where it will join existing drains. Finally, a new ventilation grill will be installed on the front of house.

The Old Mill House is a two storey, flint faced, semi-detached building. The windows consist of a mix of painted timber casement or sliding sash, some with latticed panes. The main roof of the house is thatched and the front entrance porch roof is tiled.

The first floor layout of the property currently consists of three bedrooms with what appear to be fairly modern stud partitions. This implies that the layout of the building may have previously been altered. However, the rooms are generally small in scale which is reflective of the character of the property.

The proposal is to form a small shower room at first floor level with access off the landing. This will be achieved by subdividing one of the bedrooms, removing a modern built in modern wardrobe, shelving and unit, as well as making a new opening from the hallway.

The existing fabric to be removed is of no significance, being relatively modern in construction. In addition, the shape of the bathroom will ensure that remaining bedroom is both of use and characteristic of the property.

The shower room will have new heating, lighting and plumbing and every attempt should be made to use existing pipe runs, or minimise the loss of historic fabric when such services are installed.

I note that reference is made to the new door replicating the existing doors on the first floor. Such an approach is supported.

An extract fan is required which will be taken out through the external wall and terminating with a grille. It will be black in colour in order for it to blend in with the flint work. It is hoped that this will not be any bigger than required. You may wish to see details of the grille before it is installed in order to ensure that it reflects the character of the building.

In conclusion, it is considered that the proposal will not harm the designated heritage asset.