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Sent: 06 November 2018 16:41
To: Planning.Responses
Cc: Anita Gardner
Subject: CM/22/18/L

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Mill Thatch is a single storey, utilitarian structure with hipped roofs at both ends. The building was originally of 4 bays with a further 2 bays added at a later date. The roofing material is thatch.

The building has been converted in to a residential use, and a number of alterations have been undertaken which have impacted upon the historic fabric and its appearance. These works have included the introduction of several inappropriate domestic features such as several modern windows. It is also worth noting that the building is currently vacant and in a poor state of repair.

However, even in its current condition, it is considered that the building makes an important contribution towards the setting of the mill.

It is clear from the information provided as part of the application that it is intended that the building remains as a one bedroomed residential unit. Such a use ensures the long terms sustainability of the building, and is supported.

The level of information submitted as part of the application is to be commended as it enables a thorough assessment of the works to be undertaken with ease. Further, the level of detail ensures that limited additional information is required by way of discharge of condition.

The NPPF sets out that there should be a positive strategy for the conservation and enjoyment of the historic environment, including those most at risk through neglect, decay and other threat. The building is currently vacant, and in need of substantial works of repair, and it is considered that the proposal will ensure that the property is brought back up to a good state of repair, and no longer of concern to the authority.

A comprehensive programme of works is proposed as part of the application in order to ensure that the building is suitable for its intended use, whilst following a sensitive approach in order to ensure that its significance and special interest are respected. This includes the retention of the remaining historic fabric, and the removal of modern, inappropriate fabric, such as the upvc windows and Cementous render.

The works to the building will be undertaken using traditional materials and methods of construction which are supported. Work should ensure that the building is able to breath, whilst remaining watertight.

The proposed alterations attempt to reinstate the original sense of openness of the barn structure by removing the modern flint infilling between the posts and braces and replacing it with glazing, whilst also limiting the internal sub-division of the space. Further, the design of the revised glazing reduces the impact that the windows have on the simple, utilitarian character of the building. Details of the windows will be required, by way of condition as I do not seem to see any details on file.

A decked area is proposed, and it is considered to be suitable, subject to details. I also note that there is to be a suspended feature log burning stove, but there doesn't appear to be any flue on the elevations. Is this correct, or is one required which hasn't been identified on the plans? Such a feature will require Listed Building Consent?

Overall it is considered that the works are of a high quality which will have a positive impact upon the building, and can be supported.

Please provide details of the doors and window by way of condition, as well as details of the thatched roof.