

Recommendation Report for Listed Building Consent for Alterations, Extension or Demolition of a
Listed Building

REF NO: CM/23/18/L

LOCATION: The Mill Cottage
Clymping Street
Clymping
BN17 5RN

PROPOSAL: Listed Building Consent for internal & external alterations including, reinstatement of angled fireplaces, replacement of Upvc windows with timber windows, alteration of window to door on north elevation and additional window to west elevation, formation of new door opening to exterior, internal partition to form ensuite & separate bathroom, new steps to entrance door, reinstatement of existing & new garden walls.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposed works seek to renovate Mill Thatch and bring it back into a viable residential use with two bedrooms, kitchen and living room. The proposal includes a 'Mortar Disaggregation Report', an Assessment of Significance', Photographs Records and a Specification and Methodology Statement.
TOPOGRAPHY	Predominantly flat.
BOUNDARY TREATMENT	The whole of the Clymping site is currently enclosed by security fencing
SITE CHARACTERISTICS	Clymping Mill was originally a coastal windmill. It reflects the vernacular materials of the local area, with the base being predominantly constructed of flint. The mill has been truncated in the past with the removal of the cap, sweeps and upper storey. Mill Cottage is contemporaneous to the Mill House and has been extended to the west and the south. It is constructed in flint with red brick dressings. Externally the flintwork has been consolidated.
CHARACTER OF LOCALITY	Predominantly rural. The building is one of the curtilage buildings within the grounds of Clymping Mill. The site is located adjacent to Littlehampton Golf Course and is also bounded by agricultural fields.

RELEVANT SITE HISTORY

CM/26/18/L	Listed Building Consent for the stripping off & re-roofing with repairs to north end & repointing of brick stacks & small area of south elevation.
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CM/22/18/L	Listed building consent for internal & external alterations incl. reinstatement of former & alteration of existing openings, alteration removal of modern infilling, removal of modern infilling & internal blockwork, new internal door opening & partition; stair access to attic with enlargement of attic aperture; restoration of thatch; decking to west elevation.	
CM/20/18/PL	Erection of security fencing. This application may affect the setting of a listed building.	ApproveConditionally 18-09-18

This application for Listed Building Consent represents the second of a series of applications that relate to the overarching vision for the site, which previously had been included in a combined application for Listed Building Consent and Planning Permission (CM/33/17 and CM/34/17/PL). The objectives of the applicant remain unchanged. A separate application has been lodged and determined for Listed Building Consent in respect of proposed works to Mill Thatch CM/22/18/L.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

No Objection - subject to the Arun Conservation officer having no objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection.

The site identified as Climping Mill comprises a number of buildings reflecting its past uses including residential, educational, and agricultural. The application relates to Mill Cottage, which is one of the older units on the site

It is suggested that it had an agricultural origin but has been the subject of a succession of changes and eventual use for residential purposes. The Cottage sits to the south west of the Mill and is a curtilage listed structure. It is modest building with an 'angled L-shaped' plan form.

A substantial amount of work has already been undertaken to the building which has ultimately had an impact upon its character. The application proposed that a significant amount of works are undertaken in order for it to be brought back into a habitable state.

The retention of the remaining historic fabric and the removal of modern, inappropriate fabric, such as the upvc windows is supported as these are harmful to the character and significance of the building.

Like the previous application it is worth noting that 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.

All of the existing historic fabric should be retained, unless it is beyond repair, in which case works should be undertaken on a like-for like-basis.

I note that the application seeks to introduce new windows and doors which are more in keeping with the appearance of the property. Such an issue can be supported, subject to details of their design. Further, the introduction of additional windows will not harm the character of the building, and their openings will be incorporated into the new cladding proposed. As I am unable to see the details of the windows and doors, they will need to be provided for by way of condition. The loss of the location of the fireplaces will enable the attractive chimney to be retained as part of the external appearance of the building.

The use of the proposed cladding will cover those parts of the building which have the later, more modern brick work. Such a proposal will enable the building to relate to the main listed building, which bears a similar characteristic.

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 decking and the proposed railing. Please also request that the submission of details related to paint/stain colours for the external elevations.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

POLICY CONTEXT

Designation applicable to site:
Outside Built Up area Boundary
Grade 2 Listed Building

DEVELOPMENT PLAN POLICES

- HERDM1 HER DM1 Listed Buildings
- HERSP1 HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

- NPPF National Planning Policy Framework
- NPPG National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton.

There are no policies in Clymping Neighbourhood Plan specifically relating to Listed buildings.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"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."

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

Mill Cottage has suffered from loss of character through the insertion of domestic features, including uPVC windows. The submitted Hutton+Rostron report titled 'Preliminary Investigation of Damp, Decay and Related Building Defect Subsequent to Purchase' dated May-June 2017 noted the overall building was structurally sound, in a reasonable condition but that there were signs of localized wet rot decay to windows and door timbers, to the roof structure especially at the eaves, valleys and gable ends.

There was evidence of chronic problems with infestation and decay to the sapwood band of roof timbers by wood boring beetle, especially woodworm. The timbers supporting the roof over the north-east wing appeared to be structurally decayed. Some lintels appeared to have been replaced with concrete on previous refurbishment, and the lintel over the front door opening and the north-east window opening to the north-east wing no longer appeared to be structurally adequate. There appeared to be an original physical slate damp-proof course at the base of the walls. This had allowed chronic moisture and salt penetration to the base of the walls and foundations. Timber windows had rotted in part and a number of windows had been replaced with uPVC windows which were beyond their useful lives.

A lack of maintenance and the intervention of inappropriate works such as the installation of Upvc windows has undermined the significance of the asset and the contribution it makes to the building group

and its setting. It is considered that Mill Cottage has the potential for high impact change and that the refurbishment of the historic core and the removal of modern interjections that have harmed the building's aesthetic value would enhance the significance of this curtilage listed building and in the wider context of Clympting mill and the setting of the building group.

The proposed works includes an Assessment of Impact including:

Internal

- removal of the roof including ceilings, soffits and ceilings allowing inspection of the structure and identify defects
- strengthening of the roof where indicated in Schedule of Impact, improving thermal efficiency and breathability. Reusing salvaged tiles and matching where additional are required. Dispose of concrete tiles
- replacement ceilings and skellings where required
- lay new concrete screed floor to various rooms with under floor heating
- replacement wall coverings and skirting boards where required
- reinstate sash window to east elevation (GF01)
- reinstate former door opening to north elevation (GF01)
- replacement of door to store (GF02)
- reinstate door between store (GF01) and living room (GF01)
- replace modern mock Georgian door to main entrance (GF03)
- reinstate timber partition between corridor and bedroom (GF04), form new opening to living room (GF01) blocking up existing
- reinstate angled fireplaces and surrounds (GF04 & GF05), new partitions and door opening to form dressing room and ensuite and separate family shower room
- removal of partitions between bathroom (GF07) and utility room (GF08) to form bedroom

External

- exposed brickwork walls to be covered in weatherboarding incorporating insulation, dark stain
- repairs to flint work as indicated
- chimney stacks to be repaired as indicated
- replace all Upvc windows with new timber windows with casements to the west, south and north elevation; French doors to bedroom 1 (GF04)
- new stepped approach with raised terrace, steps and supporting wall faced with brick, flag stones to terrace with metal handrail
- accommodation of under stair/terrace crawl space accommodating housing for M&E plant
- French drain to the perimeter of the building
- new flint walls to north with gate to form separate garden for Mill Cottage

Note: All repairs are to be carried out on a like-for-like basis. Further details are included in the Schedule of Impact

The proposed alterations would complement the overall restoration works to facilitate the continued residential use. The flint work to the elevations would be retained and repaired. Due to the nature of construction and lack of insulation, the brick elevations would be covered with dark stained weatherboarding with insulation behind. The appearance of the building would change but this is part of the holistic approach to improve the performance of the building.

Together with the improvements to the windows, it is considered that the scale and form of the existing building, and its resultant appearance would be appropriate for its continued residential use. The visual simplicity of this curtilage outbuilding would remain appropriate to this rural setting. There would be no alteration to the layout of the property in how it relates to The Mill. This is confirmed through a supporting Assessment of Significance which accompanies the application. From the exterior the restoration and introduction of more appropriate timber windows would improve the appearance of the building from various vantage points and how it appears in the historic landscape and its historic setting.

The brick elevations would be clad in dark stained weatherboarding. UPVC windows would be replaced with more appropriate timber windows. The flint work to the respective elevations would be retained and the new garden wall would match the existing. Internal finishes have been detailed in the Schedule of Impact. Overall the proposals would see an improvement in the internal finishes and external appearance that respect the historic form, fabric, character and appearance of this curtilage listed building.

Overall the proposed works would respect the character, appearance, plan form and historic fabric of the curtilage listed Mill Cottage and its setting. Its resultant appearance would respect the setting of the parent listed building and Mill Thatch. The proposals would preserve the harm that has been caused in the past. As such the impact on the heritage asset/s would be neutral and without harm.

The results of the assessment of significance which accompanies the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 which seeks to ensure the preservation and enhancement of listed buildings and their setting.

The alterations, repairs and refurbishment of Mill Cottage adopt a sensitive approach to ensure that its significance and special interest are respected including the retention of historic fabric, removing modern inappropriate fabric including plastic window. At the same time, the proposals ensure that the proposals making optimal and viable uses of the building along with a sensitive approach to the heritage asset.

The works to create the resultant properties would be undertaken in conjunction with the refurbishment of the building using traditional materials and methods of construction to ensure that the workmanship is appropriate to the long-term protection of the building as a heritage asset. This would also rectify past works, which have not been sympathetic to the special character and construction of the building. The result would be a property that would be in a good state of repair for the long term and therefore be in the wider public interest as required by the NPPF and HER DM1.

The application is therefore recommended for approval subject to the following conditions

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of 3 years beginning with the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

- 2 Prior to any works to the cladding of the building being undertaken precise details of the external cladding to the walls shall be submitted to and approved by the Local Planning Authority and the materials/stain so approved shall be used in the installation of the cladding.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 3 Prior to any works to windows or doors being undertaken precise details of the replacement windows and doors hereby approved shall be submitted to and approved by the Local Planning Authority and the details so approved shall be used for the replacement windows and doors.

Reason: In order that the architectural and historic interest of this Listed Building is

safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF.

- 4 Prior to any works to the decking or railings being undertaken precise details of the decking and railings hereby approved shall be submitted to and approved by the Local Planning Authority and the details so approved shall be used for the decking and railings.

Reason: In order that the architectural and historic interest of this Listed Building is safeguarded in accordance with HER DM1 of the Arun Local Plan and the NPPF