

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

REF NO: CM/26/18/L

LOCATION: Clymping Mill
Clymping Street
Clymping
BN17 5RN

PROPOSAL: Listed Building Consent for the stripping off & re-roofing with repairs to north end & repointing of brick stacks & small area of south elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The proposal includes a Heritage Statement, Method Statement, Photographs Records, a Preliminary Investigation of Damp, Decay and Defects Report, a Specification for Flintwork, a Statement of Significance and a Repointing Specification and Method 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
CHARACTER OF LOCALITY	Predominantly rural. The building is one of the several buildings within the site. The site is located adjacent to Littlehampton Golf Course and is also bounded by agricultural fields.

RELEVANT SITE HISTORY

CM/23/18/L	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.
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CM/22/18/L	Listed building consent for internal & external alterations	ApproveConditionally
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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.

09-11-18

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 is one 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 for Listed Building Consent in respect of proposed works to The Mill Cottage CM/23/18/L and Mill Thatch CM/22/18/L

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

Council has 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 subject to provision of further details.

The application seeks to undertake sympathetic works to the roof of the Mill. Further it also proposes to undertake a small section of rebuilding to the northern gable to enable roof to be reinstated over exposed verges; as well as specific repointing where brickwork is defective; repointing of chimney stacks using the correct mortar.

It is noted that the application seeks to retain all traditional roofing materials where in a good state for re-use. Such a proposal is supported. Mortar will be prepared in accordance with the existing traditional material located on the building. all works should be undertaken in order for the building to be able to satisfactorily breath.

The proposed works to the iron rainwater goods are supported, which includes the replacement of those with upvc with replacement caste iron products to match.

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

Clymping Mill is a former coastal windmill. Originally a smock mill constructed in 1799 to replace an earlier mill on the site, it was historically clad in dark weatherboard and fitted with patent sails. Following conversion to domestic much of its original utilitarian character was eroded. The mill was noted to be unusual for its cast iron wind shaft with sockets to take the arm of a compass arm brakewheel. It reflects the vernacular materials of the local area, with the base being predominantly constructed of flint.

The mill was truncated in c.1963 with the removal of the cap, sweeps and upper storey. This has affected its scale and character within the site and the wider landscape.

The original function of the mill can be interpreted but it has been overwhelmed by the domestic additions. This is accentuated by the insertion of domestic fenestration with extensive glazing, which has further eroded the utilitarian character. The first floor gallery linking the mill house and mill has further compromised the form and independence of the mill structure. Whilst the link is clearly an addition, it creates a marked visual intrusion and underlines the domestic nature of the conversion.

Although evidently domestic in scale and form, this elevation has a generally utilitarian character which is slightly at odds with the gentility and scale of the sash windows to the later additions. The proposal seeks to make improvements and alterations to the listed building Climping Mill. All the buildings on site have been altered over time and have suffered due to a number of inappropriate alterations, repairs, vacancy and now exposure to the elements. The mill is in urgent need of repair and conservation. This would not only improve the character and appearance of the site but is also necessary to ensure the ongoing maintenance and survival of the historic fabric.

The structural report titled ' Preliminary Investigation of Damp, Decay and Related Building Defect dated May-June 2017 noted that overall the building was structurally sound and in a reasonable condition despite the condition of the roof; the obvious signs of water ingress; the deterioration of the roof structure with evidence of wet rot beneath the valley gutter and to rafter feet; the decay and signs of beetle infestation. The condition of the various roofs has arisen due to a lack of appropriate repair and maintenance over the years and as a result of extensive patch repairs, the service life of the roof coverings is now limited. Coupled with this the northern edges of the roof were removed in the past leaving the verge to the top of the gable exposed. As a result the gable is starting to deteriorate and to one side, a section is in need of urgent repair works.

Although some of the roof timbers are visible from the underside, a number remain concealed and the condition of rafters, purlins and tie beams cannot be assessed. Therefore, the removal of the existing roof coverings will enable the existing roof structure to be recorded (by systematic photography) and the extent of repair will become more clear.

The repair and conservation of the Mill would not only improve the character and appearance of the site but is also necessary to ensure the ongoing maintenance and survival of the historic fabric. Supporting documents outlining necessary repairs and detailing individual elements of significance are provided in conjunction with the Assessment of Significance.

The chimneystacks have been repaired in the past with cementitious mortar. Now the haunching and mortar are failing having come to the end of their useful life. The poor condition of the stacks has left them in a vulnerable state and with the high winds experienced along this stretch of the coast, pose a threat of collapse and damage to the listed building. Also the failure of the mortar is allowing water to

penetrate, providing conditions for damp and decay.

With reference to the southern elevation which is a later addition, original lime mortar had been heavily eroded and patch repaired in the past using cementitious mortars. These have allowed water penetration but restricted drying, providing conditions for further erosion, damp and decay. This may become structurally significant as advised by Hutton & Rostron. There is evidence of settlement cracks in many areas; especially to the south side of the Mill, the main house, that it was decided that these repairs should be included within this application.

The interior of the accommodation at the mill house is dilapidated and requires considerable repair and consolidation. A visual dilapidations assessment and report has been prepared by Hutton and Rostron Environmental Investigations Limited which identifies the principle defects such as damp penetration, dry rot and other related building defects as well as providing a brief analogy of works required. This has been further informed by an Assessment of Significance and Schedule of impact for the repair of the heritage assets, prepared by DGC Historic Buildings Consultants which accompanies the application.

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.

By respecting the heritage value of the building and its significance through appropriate, measured and justified change, the future of the building can be sustained as part of the mill complex, as a home and therefore for future generations. This approach is considered to accord with the policy intent of the NPPF as set out in paragraph 7 and Chapter 16. The NPPF sets out that there should be 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats'. It is also required that heritage assets should be recognised as 'an irreplaceable resource' and that these should be conserved in a manner appropriate to their significance.

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 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 Upon completion of the work for which Listed Building Consent is hereby granted any damage caused to the fabric of the building shall be made good to the satisfaction of the Local Planning Authority.

Reason: To preserve the special character and appearance of the building for the future in

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

- 3 Precise details of the works to the northern gable which will extend the roof to cover the exposed flint shall be submitted and approved by the Local Planning Authority prior to any works in this part of the building being undertaken. The works shall, proceed in accordance with the details so approved..

Reason: To preserve the appearance and special character of the building for the future in accordance with details of the works to the northern gable which will extend the roof to cover the exposed flint wall.

- 4 No replacement roof material or rainwater goods shall be undertaken unless and until a schedule of materials and samples of such materials to be used for the slate/clay tiles and replacement rainwater goods have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the replacement works.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy details of the works to the northern gable which will extend the roof to cover the exposed flint wall.