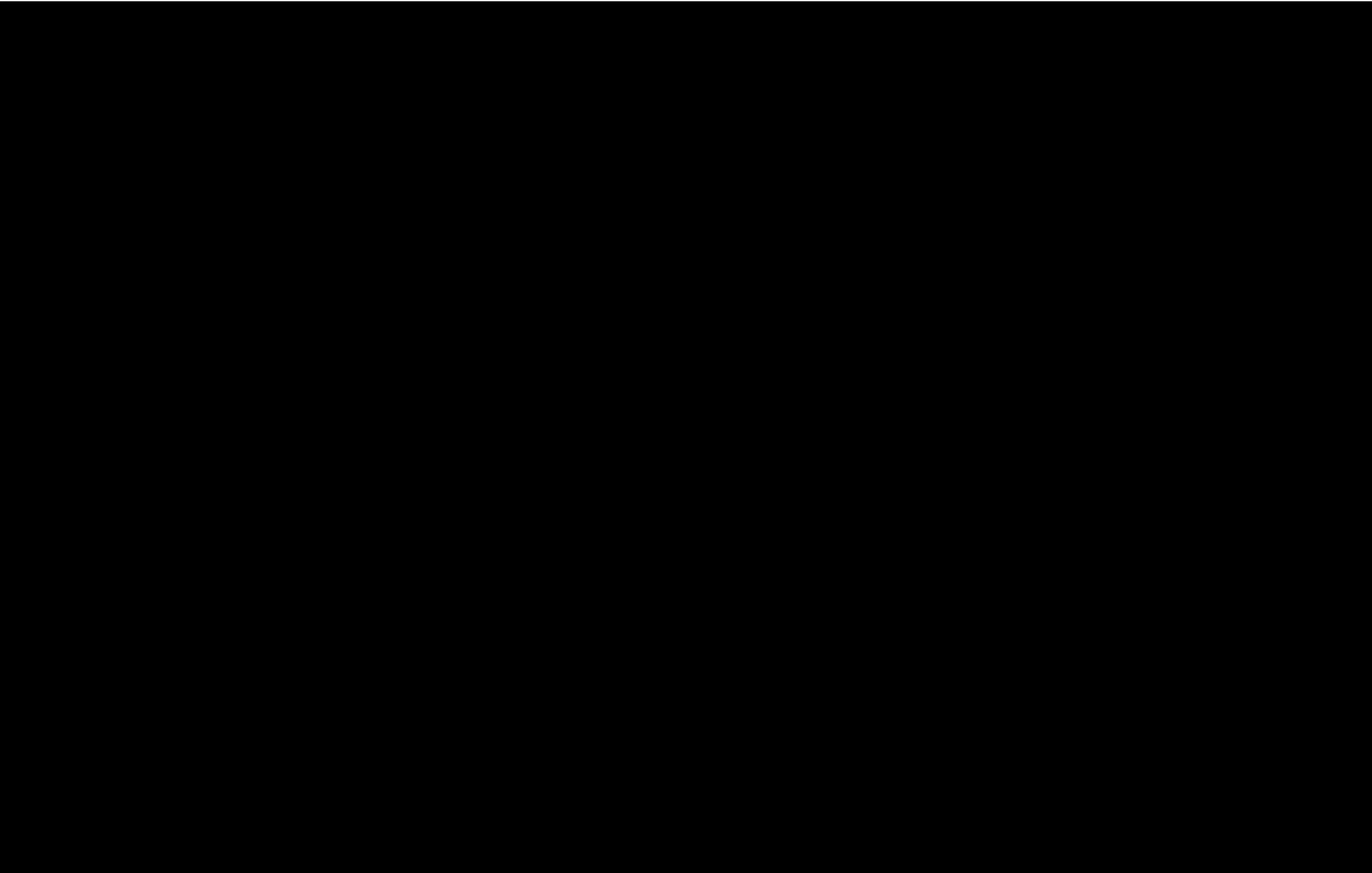




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 27 August 2021 14:48
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>; Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: CM/34/21/PL

CM/34/21/PL

Change of use of part of site to car wash including siting of cabin and canopy. This application may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development.

Maidenhead Aquatics Crookthorn Lane Climping BN17 5SN

The site is located within the grounds of an existing retail unit which adjoins the historic settlement of Climping. The settlement takes the form of a linear village focused on The Street, which runs between the A259 and the beach. The adjoining building is a grade II listed Building.

‘The Cottage’ is a Grade II Listed Building, which to the west of the site. It is an early C.19 two storey cottage which is faced with cobbles with brick dressings, quoins and modillion eaves cornice, all now painted. It has a tiled roof. It is of aesthetic (fortuitous) significance. The Cottage is set within its own grounds and appears to be functionally separate from the neighbouring piece of land and the plot is partially screened from the application site by a line of trees/vegetation. However, this vegetation line is not consistent and appears to have been reduced, and the cottage is clearly visible from the application site and surrounds.

The Proposal

The application is for the Change of use of part of site to car wash including siting of cabin and canopy. It would appear that staff facilities would be accommodated within a small cabin, whilst there would also be a canopied area which provides shelter for car washing. I also note there is a proposed screen which would be visible from the A259. It would appear from my site visit that work has already started on implementing the application.

The new development will essentially expand the site with further built form which would introduce a more urban character to the local area, which at present has a more semi-rural feel with a lack of visible development, tree presence and a limited number of residential properties located a short distance away in The Street.

The principal elevation of the cottage faces south and is visible from The Street to the west of the site. Whilst the existing vegetation screening reduces the link between the site and the neighbouring listed building, the property can still clearly be seen when standing in the carpark area. Based on the work that has already commenced it is also considered that the proposed development could also be viewed in the context of the side of the listed building. Such an impact could be reduced through the re-introduction and enhancement of mature planting and trees which would screen the listed building from the site.

The cumulative impact of both this and the previous application would mean that the site as a whole would have a much more suburban character. The colours chosen for the development are also visually intrusive.

I am of the opinion that the proposal could cause some harm to the setting of the neighbouring heritage asset. As you are aware, any harm is harm, which requires a thorough assessment of any public benefits that the scheme would generate. It is interesting to note that whilst the design and access and heritage statement identifies that the proposal meets the requirements of both the NPPF which seeks to protect heritage assets and their setting from substantial harm or loss of significance. It also identifies that the impact of the scheme is therefore limited and falls within the very low end of less than substantial harm. This is to say that the proposal causes 'less than substantial harm'. As a result, I have no reason to disagree with this opinion.

Conclusion

As identified by both the design and access and heritage statement and this consultation, the proposal will lead to less than substantial harm to the neighbouring heritage asset. This can be described as causing less than substantial harm in accordance with paragraph 202 of the NPPF (2021). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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