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Subject: CM/38/19/PL & CM/39/19/L

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The Climping Mill site comprises a number of buildings which reflect its various past uses including residential, educational, and agricultural. Of note is the main listed Building (Climping Mill), Mil Thatch and Mill Cottage. The application relates to Mill Cottage which sits to the south west of the Mill and is a curtilage listed structure. It is a modest building with an 'angled L-shaped' plan form.

It is suggested that the building had an agricultural origin, but that it has also been the subject of a succession of changes/extensions, culminating with its residential use. Of note is the older flint and brick element of the building, which it is suggested is contemporaneous to the Mill House.

The reconstructed brick range is not considered to afford the same charm and appeal as the earlier brick and flint structure; a newer brick and standard 'stretcher' bond is used. However, cumulatively, it is thought that the building still retains sufficient architectural character and appearance to contribute positively to the aesthetic and contextual significance of the site.

A substantial amount of work has already been undertaken to the building which has ultimately had an impact upon its character. Of note is the introduction of UPVC windows and a modern front door.

The Current Proposal

The current application proposes a number of amendments to a previously approved scheme. These previous consents allowed for a significant amount of work to be undertaken in order for the building to be brought back into a habitable state.

Having read the relevant statement and plans, it is considered that the following amendments are proposed:

- Fenestration - Changes to replacement timber windows and the introduction of shutters.
- amendments to internal partitions/layout/finishes.
- Amendments to the external terraces and amenity space

It is also noted that details of external balustrades have been provided as a result of the previous permission.

Fenestration - Changes to replacement timber windows and the introduction of shutters.

I note that an argument has been put forward for the simplification of the window and door joinery, and the introduction of shutters.

A historical photograph has been provided as evidence for their reintroduction on the building. This approach is considered to be most successful on the elevations where timber cladding has previously been approved. The introduction of the shutters on the other elevations will have to be carefully designed and considered so that they do not look like inappropriate introductions. Details have been provided for the sections of elevations covered with cladding, but not those elevations treated with flint. Such information should be supplied and discussed with the LPA.

The simplification of the fenestration is a tricky issue to deal with. The removal of all of the glazing bars etc leaves what appears to be a series of large, blank openings. However, the use of the shutters will reduce the impact of the windows on the elevations. Therefore, on balance, the simplification of the window design is acceptable on this particular building.

Amendments to internal partitions/layout/finishes

As the current application is a revision of a previously approved scheme, it would have helped to have information which indicated the changes between the proposed and the already approved plans. However, a comparison of different plans has allowed an opinion to be formed.

The amendments to the previously approved layout are minimal, and will not harm the character of the space. Such a proposal will allow the internal space to be better used by the future occupiers. However, it is not clear what the flooring will be. Reference is made to re-instate flooring and skirting to original form.

The section of flush glazed flooring in the living room will introduce an interesting feature to the space. The justification for such a feature is questioned. However, on balance, it is considered to have a neutral impact upon the character/significance of the building.

Amendments to the external terraces and amenity space

Two new terraces will be created; one to the front of the building and another one to the side and rear. The area to the front will presumably serve the Mill thatch building.

The second terrace is substantial in size, and the quality of the stone used will have a significant impact. Details of the stone paving should be provided to the LPA by way of condition in order to ensure that it reflects the character of the listed building. On balance, the concept is considered to be acceptable subject to details.

The new section of walling for the front terrace will be required to reflect the quality of the existing walling. A sample panel could be provided in order to ensure that the quality is acceptable.

The proposed railings

The railings are simple in character and appearance. This will not dominate the elevation and can be supported. However, they should have a painted finish and not powder coated one.

Conclusion

On balance, the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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