

Recommendation Report for Planning Permission

REF NO: CM/38/19/PL

LOCATION: The Mill Cottage
Climping Street
Climping
BN17 5RN

PROPOSAL: Internal & external alterations including replacement of Upvc windows with timber windows, alteration of window to door on north elevation & additional window to west elevation, formation of new door opening to exterior, internal partition to form separate bathroom, new steps & balustrade to entrance door, roofing works, reinstatement of existing & new garden walls & to include amended garden area approved under CM/23/15/CLE. This application affects the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal comprises: · 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 · New Roof It is also noted that details of external balustrades have been provided as a result of the previous permission.
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RELEVANT SITE HISTORY

CM/39/19/L	Listed building consent for internal & external alterations including replacement of Upvc windows with timber windows, alteration of window to door on north elevation & additional window to west elevation, formation of new door opening to exterior, internal partition to form separate bathroom, new steps & balustrade to entrance door, roofing works, reinstatement of existing & new garden walls & to include amended garden area approved under CM/23/15/CLE.
CM/6/19/HH	Internal & external alterations including replacement of PVCu 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 & balustrade to entrance door & roofing works.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

No Objection subject to Conservation Officer having no objection

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

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

Fenestration

Changes to replacement timber windows and the introduction of shutters.

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 of 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.

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

The amendments to the previously approved layout are minimal, and will not harm the character of the space. The 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, 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 conditioned to ensure that it reflects the character of the listed building. 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. 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. The contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) need to be taken into account .

POLICY CONTEXT

Designation applicable to site:

Outside Built Up Area Boundary

Grade 2 Listed Building

Within Littlehampton and Middleton Gap Between Settlements

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
CSP1	C SP1 Countryside
LANDM1	LAN DM1 Protection of landscape character
SDSP3	SD SP3 Gaps Between Settlements
HERDM1	HER DM1 Listed Buildings
HERSP1	HER SP1 The Historic Environment

[Clymping Neighbourhood Plan 2015 Policy CPN11](#) Quality of Design

Clymping Neighbourhood Plan 2015 Policy CPN7 Protection of open views

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

The application property comprises a detached listed dwelling and out buildings. The site is located adjacent to Littlehampton Golf Course and is also bounded by agricultural fields. Security fencing encloses the whole site which comprises a number of detached buildings. The application property is not occupied.

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 modest building with an 'angled L-shaped' plan form.

Impact on Visual Amenity and Local Gap

The building is readily visible in the landscape from the surrounding network of footpaths in the area, but is partly screened by some remaining trees along the access and unauthorised spoil heaps.

The building has been altered overtime by unauthorised works which have damaged its character and external appearance. The proposed alterations would positively alter and enhance the appearance of the building in accordance with policy DDM1 (1) of Arun Local Plan and policy CPN11 of Climping

Neighbourhood Plan. The open landscape character of the countryside and beach referred to in policy CPN7 of the Neighbourhood Plan would not be harmed, since there would be no increase in the built form or expansion of development with the site in terms of footprint or height of the building. This policy seeks to retain the open character valued by residents and tourists.

The site lies within the Littlehampton to Middleton Gap between settlements and given the lack of any expansion of built form the proposal would not undermine the physical and visual separation of settlements or the integrity of the gap in compliance with policy SD SP3 of Arun Local Plan.

Residential Amenity

The proposal would have no impact on neighbouring dwellings or residential amenity. The nearest residential property is located more than 200m away.

Listing Considerations

Paras 189 - 192 of the NPPF set out a process in considering impacts on heritage assets. Para 189 requires identification of the significance of the heritage asset affected by a proposed development. This has been done in the submitted Heritage Statement and Statement of Significance which concludes that the proposal is part of a phased approach to the restoration and renovation of Climping Mill. Overall the works would respect the character, appearance, plan form and historic fabric of the building. The application therefore accords with the requirements of the NPPF in this respect.

In accordance with Para 190 the level of harm of the impact of the development upon the heritage asset has been considered by the Conservation Officer and it is considered that there would be no damage to the setting of the heritage assets.

Overall the proposals respects the historic form, character or appearance of the curtilage listed Mill Cottage and its setting. The appearance of the site does not harm the setting of the parent listed building, Mill Cottage or Mill Thatch. The proposal would reverse previous harm caused. As such the impact on the heritage asset is neutral without harm. Existing inappropriate double glazed windows are being replaced with slimline units which although not a generally accepted material is an improvement and acceptable for use in this curtilage listed building and accords with heritage advise..

Para 192 requires account to be taken of the desirability to sustain and enhance the significance of heritage assets by putting them to a viable use consistent with their conservation. The proposed improvements to the Listed Building would accord with this. The development would make a positive contribution to local character and distinctiveness as required by para 192(c) of the NPPF. Indeed it would improve the internal space to be better used by the future occupiers and would maintain the building in the long term. Paragraphs 193 - 196 require optimum use for public benefits. It is considered that there is public benefit accruing from the alterations which would assist in the long term retention and use of the building. With regard to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) The proposal does not harm the setting of the Listed Building and the proposal is therefore considered to comply with policies HER SP1 and HER DM1 of Arun Local Plan and policy CPN13 of the Clymping Neighbourhood Plan and the NPPF.

Conclusion

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

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human

Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan SK002 E
 Site Plan and Block Plan DGC21815-MT10D..
 Ground Floor Existing DGC-21815/MC01
 Existing Elevations DGC-21815/MC05
 Proposed Plan & Section 01 100 A
 Proposed Elevations 00 300B
 Glazed Floor Detail 08 001
 Window Schedule 09 001 B
 Window Details 09 002 B
 Ext. Door Schedule 09 003 B
 External Balustrade Detail 14 001
 Proposed Shutters 00 310 B
 Proposed Shutters 00 311

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 3 Prior to installation of the external terrace precise details of the stone paving shall be submitted to and approved by the Local Planning Authority and the details development shall proceed in accordance with the details so approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies D DM1, D DM4, HERDM1 of the Arun Local Plan.

- 4 Prior to installation of the walling to the front terrace a sample panel of the new front wall shall be constructed on the site, and approved by the Local Planning Authority and the sample panel so approved shall be adhered to as the construction specification for the wall.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies D DM1, D DM4, HERDM1 of the Arun Local Plan.

- 5 The flooring to the living room and skirting shall not be installed unless and until a schedule of materials and finishes to be used for these works have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the flooring/skirting.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies D DM1, D DM4, HERDM1 of the Arun Local Plan.

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 7 INFORMATIVE: For the avoidance of doubt the balustrade shall be painted not sprayed in accordance with the agent's e-mail dated 27-09-2019.