

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

REF NO: CM/39/19/L

LOCATION: The Mill Cottage
Climping Street
Climping
BN17 5RN

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposal comprises the following: · 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.
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/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.

ApproveConditionally
12-11-18

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

No objection to the application subject to the Arun Conservation Officer having no objection.

COMMENTS ON REPRESENTATIONS RECEIVED:

None

CONSULTATIONS

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - No Objection

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 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

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

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

Account should be taken of the contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.. Details of shutters on flint elevations have now been submitted.

POLICY CONTEXT

Designation applicable to site:

Outside Built Up area Boundary

Grade 2 Listed Building

Within Settlement Gap

DEVELOPMENT PLAN POLICIES

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

HERDM1 HER DM1 Listed Buildings

HERSP1 HER SP1 The Historic Environment

[Clymping Neighbourhood Plan 2015 Policy CPN13](#) Retain buildings or structures of character

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.

Policy CPN13 of the Clymping Neighbourhood Plan is considered relevant to determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 16(2) of the Planning (Listed Buildings and 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.

CONCLUSIONS

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), Mill 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. Mill Cottage has suffered from loss of character through the insertion of domestic features, including uPVC windows. 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 in the wider context of Clymping mill and the setting of the building group. The change to slimline windows would be an enhancement to the existing window openings and does not affect the fabric of the building.

The proposed alterations would complement the overall restoration works to facilitate the continued residential use. 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. From the exterior the restoration would improve the appearance of the building from various vantage points and how it appears in the historic landscape and its historic setting.

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.

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 and heritage statement which accompany 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 to 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 windows. At the same time, the proposals ensure that the proposals make optimal and viable uses of the building along with a sensitive approach to the heritage asset.

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 **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.