

Recommendation Report for Planning Permission

REF NO: CM/42/19/PL

LOCATION: Climping College The Mill, Thatch Cottage
Climping Street
Climping
BN17 5RN

PROPOSAL: Single storey extension to west elevation, internal & external alterations for reinstatement of former & alteration of existing openings, 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, terrace & garden to west & south west elevations & to include amended residential garden area approved under CM/23/15/CLE. This application may affect the setting of a listed building.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for the following amendments: · New Extension on footprint of previous agricultural buildings. 3.1m wide by 10.5m long with a flat roof and height of 3.1m · Changes to replacement timber windows in lieu of existing UPVC windows and introduction of shutters. · Minor changes to internal layout and finishes · Minor changes to external terraces and amenity space · Details of repair and replacement thatch roof.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
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
CM/22/18/L	Listed building consent for internal & external alterations 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.	ApproveConditionally 09-11-18
CM/23/15/CLE	Lawful development certificate for 3 No. existing residential buildings.	Approve 20-05-16

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

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

The building has been converted in to a residential use, and a number of alterations have been undertaken which have impacted upon the historic fabric and its appearance. These works have included the introduction of several inappropriate domestic features such as several modern windows. It is also worth noting that the building is currently vacant and in a poor state of repair. However, even in its

current condition, it is considered that the building makes an important contribution towards the setting of the mill.

The assessment of significance describes Mill Thatch as. "a modest, single-storey utilitarian structure which has been substantially altered with inserted fenestration, including casement windows and a full height glazed door to the north elevation whilst the open bay timber -frame arrangement of the west elevation has been infilled with casement windows and flintwork bedded in cementitious mortar. The barn has been in residential occupancy for some years and this is reflected in the domestic character of the North and West elevations which has undermined its agricultural character. The alterations may have impacted upon the historic form and context however this has not been entirely eroded by the modern interventions. The barn continues to make a valuable contribution to the aesthetic and historic context of the building group and the setting of Clymping Mill".

There has been a previous application on the building, which was granted consent. The current proposal is essentially a variation of that consent.

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.

New Extension on footprint of previous agricultural buildings

I note that the applicant has provided information which justifies the proposed extension as part of the revised Design and Access Statement. It is noted that the extension will occupy the same (or similar) footprint of what is considered to be the original, and larger barn complex in this location.

The concept of the extension would allow for the timber posts on the west elevation of the building to be exposed as previously thought they were. This would allow for them to be better understood and integrated into the building.

The modern design of this element of the proposal would enable it to be clearly read as a simple, modern addition to the building; the simple elevational treatment would allow the older building to remain visually dominant. The extension is also considered to be subservient to the main structure.

The proposed green roof will ensure that the extension remains subservient to the main building.

The success of such an addition will depend upon the quality of the materials used, and the craftsmanship of the works undertaken. Special care should be exercised in this regard. For instance, details of the tongue and groove boards should be provided

Fenestration - Changes to replacement timber windows in lieu of existing UPVC windows and introduction of shutters.

On the whole, it is considered that the proposed glazing will have a neutral impact upon the curtilage listed building..The only area of note is the design of window number 9, where it is suggested that the proposed storm window would look better if the openings were flush with the window frame. However, this is a matter of detail.

As noted within the revised statement, the proposals include shutters to be added to all glazed windows and doors to provide improved security and climatic protection. Historic photos are referenced as an argument for the case.

However, it is not clear from the elevations that all of the windows and doors will have shutters. For instance reference is made to their existence for windows 3 and 4 on the floor plans, but not the elevations. It is not clear how they will function, or look with the proposed openings. Likewise reference is made to bi-folding shutters to window number 8 on the elevation, but it is not clear what they will look like?

Minor changes to internal layout and finishes

The changes to the internal layout and finishes are considered to be suitable for this particular building. As a former agricultural structure, which has not been gentrified as part of its historical development, the concept of exposing the flint is suitable. The repositioned internal doorway will allow for one opening in this element of the building, and therefore no further harm to be caused.

Minor changes to external terraces and amenity space

A new terrace will be created to the west of the existing building, and south of the proposed extension. I note from the floor plans that what appears to be a potential wall is present close to the southern elevation. Is this correct? If so, the new section of walling will be required to reflect the quality of the existing walling. A sample panel could be provided in order to ensure that the quality reflects the existing. The concept of the terrace is considered to be acceptable subject to details. 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 assets.

Reference is made to a 'private garden' on the floor plans. It is not clear if this area would be enclosed to form a fully private area or not? Can this be confirmed? In addition, it is not clear how this area would be dealt with. Would it be left as grass, planted or a mixture of the two options? Maybe a simple landscaping scheme could be provided to clarify this issue?

Details of repair and replacement thatch roof

The proposed material should reflect those on the existing roof. If they do, the proposal will be acceptable.

Other

It is noted that the proposed repair and alteration works will be undertaken in accordance with previously approved Listed Building Consent (reference CM/22/18/L). Such an approach is supported

COMMENTS ON CONSULTATION RESPONSES:

- comments noted

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

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.

Policies CPN7, CPN10 and CPN13 of the Clymping Neighbourhood Plan are considered relevant to determination of this application

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities or character of the area or residential amenity.

LISTED/CA

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.

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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

The Climping Mill site comprises a group 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.

This application relates to Mill Thatch, which is located roughly to the south of the Mill and is a curtilage listed structure. Mill Thatch is a single storey, utilitarian structure with hipped roofs at both ends. The building was originally of 4 bays with a further 2 bays added at a later date. The roofing material is thatch.

Impact on Visual Amenity and Local Gap

The building is 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 the proposed extension to the west side of the building would be 3.6m wide and stepped down with a height of 3.1m. It would be flat roofed and screened from view by other buildings on the site. This policy seeks to retain the open character valued by residents and tourists. The modern design of this element of the proposal would enable it to be clearly read as a simple, modern addition to the building; the simple elevational treatment would allow the older building to remain visually dominant. The extension is also considered to be subservient to the main structure. The proposed extension would not dominate the host property in terms of its size, position or design in accordance with policies DMM1 and DDM4 of Arun Local Plan.

The site lies within the Littlehampton to Middleton Gap between settlements and given the limited dimensions of the extension and its position the proposal would not undermine the physical and visual separation of settlements or the integrity of the gap. It would also maintain the character of the undeveloped coast and cannot be located elsewhere in compliance with policy with the relevant criteria of 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 extension would not dominate or overwhelm the listed building or adversely affect its setting. 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 and appearance of the curtilage listed Mill Thatch Cottage and its setting. The appearance of the site does not harm the setting of the parent listed building or Mill Cottage. The proposal would reverse previous harm caused. As such the impact on the heritage asset is neutral without harm.

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 for 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 SK003B
Site Plan and Block Plan DGC21815-MT10A.
Ground Floor Existing DGC-21815/MT01

Existing Elevations DGC-21815/MT03
Proposed Plan & Section 02 100 A
Proposed Elevations and Long Section 02 300A
Window and Door Schedule 09 004
Window and Door Schedule 09 005
Window Details 09 006
Proposed Cladding 02 305
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 The replacement thatch shall match that on the existing roof.

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 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.

- 6 INFORMATIVE: For the avoidance of doubt the development, including replacement thatch shall proceed in accordance with the agent's e-mail dated 27-09-2019.