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Subject: CM/42/19/PL & CM/43/19/L

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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.

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.

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

- New Extension on footprint of previous agricultural buildings.
- Fenestration - 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.

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. I therefore provide the following comments:

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.

I note that 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.

Conclusion

Further to the provision of the additional information requested, it is considered that the application does 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).