[redacted]

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 04 February 2020 09:40
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: CM/62/19/L

Please treat as a consultation response

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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 31 January 2020 17:17
To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: CM/62/19/L

CM/62/19/L

Listed building consent for internal & external alterations incl. stripping out of internal areas such as windows, doors, floors, wall linings & ceilings. Re- pointing of all internal and external flint & brick walls, re-roofing works & exposing of existing structure.

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 Climping Mill. Various heritage documents have been provided as part of the application which have been used as part of my assessment.

Climping Mill is a grade II listed building, which is described as:

Originally a windmill, built in 1799. Smock type. Only the ground and first floors now remain, faced with flints and weather-boarding. The remainder was demolished in 1954. To the south was a mid-C19 mill-house. Two storeys. Four windows. Faced with cobbles with red brick dressings, quoins and flush stringcourse. Tiled roof. Glazing bars intact. In 1954 this was joined to the remains of the mill by a curved porch with one storey over. Architect Sir Richard Garton.

It is the largest of the buildings on the site and would appear to have undergone the greatest change.

Significance

Climping Mill is a surviving example of a once common feature of the West Sussex coastline. Whilst the mill survives, only in part and the historic fabric has suffered many years of neglect and degradation, it remains a significant and imposing structure. Built of the local vernacular and joined to 19th century Mill House, a gentrified building which clearly depicts a facade of simple elegance and symmetry, by way of a 20th century curved jettied flat roof element, its remains the focus of the building group and informs the historic use of the site and its association with the surrounding area.

Although the significance of the mill has been undermined by the loss of its milling gear and upper storeys, its aesthetic and historical importance remains, as well as its contextual relationship with the historic landscape and the Manor of Atherington. These all contribute to the overall value of the mill and its wider significance.

Current situation

Extensive works have already been carried out to the building which has resulted in the building being stripped out, and a significant amount of fabric removed. It is noted in the application that the works were 'contained to the stripping out of the building in readiness for new alterations' as well as works of repointing.

Having previously inspected the building, it appears that the rooms within the ground floor are mainly formed by solid construction masonry walls. Whereas, the first-floor rooms are mainly formed by timber stud partitions.

The application states that there was a combination of lath and plaster wall linings and modern plasterboard linings at the first-floor level. From previous site visits it is apparent that all of these linings have been removed, including the timber laths.

There have been discussions between the applicant, their agents and the council, the results of which have influenced the approach taken to the restoration/refurbishment of the other two buildings of note within the application site (Mill Thatch and Mill Cottage). This has resulted in the submission and approval of relevant consents, which ensure the long-term future of those buildings.

The information provided as part of these applications allowed a comprehensive assessment to be undertaken, and a more modern scheme prepared.

It was expected that, following the approval of these consents that, applications would subsequently be submitted for the works of repair, restoration and refurbishment of this building as well. These applications are still awaited.

Proposal

The current proposal appears to only be seeking permission for the works that have already been undertaken to the mill house without the appropriate consents first being obtained. I note that the application information includes the following reference: 'The purpose of this application is to secure permission for the completed strip out works and other works that have been implemented to date'.

It is stated in the application documents that the works that have been carried out have been undertaken using professional assessments as a basis for improving the existing state and look to introduce more sensitive construction methods to the Listed building. Such an approach is to be expected for any works to a designated heritage asset.

The statement of significance identifies that the mill has the potential for high impact change which should be informed by its aesthetic and historic importance as a designated heritage asset. At present, it is not clear what the proposals are for the building other than the current works which have already been undertaken. It is noted that there is a statement which was supplied as part of the application which reads "It is expected that following the submission of this application, a subsequent application will be made to secure permission for the proposed scheme for the Mill House and the proposals initially presented to the Council. This again will allow a phased development of the wider site works, which are more easily catalogued through planning history".

Whilst I have no reason to challenge the fact that professionals have advised on the work, the lack of information regarding proposals for reinstatement means that it is difficult to understand what the intention is for the building and therefore what impact they will have upon the heritage significance. Such an approach is disappointing as all of the information regarding the applicant's intentions should be available to assess alongside the assessment of the strip out works.

In supporting this application, the LPA would be approving the current condition of the building as well as the loss of the material which was removed as a result of the strip out works without knowing how anything would be reinstated. The LPA would also not be able to encourage the building to be put back into a habitable and appropriate state, as the consent would also accept the condition of the building as it is currently presented.

Further, it is considered that, whilst the works could potentially be justified (based on the information available by consultants) that, by permitting the strip out and remedial works, the council would be endorsing the works undertaken without the appropriate consents. Such an approach is not appropriate.

Conclusion

In light of the fact that the proposal is to endorse the works already undertaken without the appropriate consents, and that there is no information as to how the building will be re-instated, it is considered that the works as currently presented cause harm to the significance of the heritage asset.

The proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019).

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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