

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

REF NO: CM/62/19/L

LOCATION: Clymping Mill
Climping Street
Climping
BN17 5RN

PROPOSAL: 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.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The application is supported by photographs, a Specification for remedial works, a Specification for flintwork, an Assessment and Statement of Significance and a Planning Statement.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	The whole of the 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. The works included in the application have already been undertaken. Stripping out has taken place and much of the fabric has been removed.
CHARACTER OF LOCALITY	Predominantly rural. The building is one of the several buildings within the site. The site is located adjacent to Littlehampton Golf Course and is also bounded by agricultural fields.

RELEVANT SITE HISTORY

CM/26/18/L	Listed Building Consent for the stripping off & re-roofing with repairs to north end & repointing of brick stacks & small area of south elevation.	ApproveConditionally 20-11-18
CM/23/18/L	Listed Building Consent for internal & external alterations including, reinstatement of angled fireplaces,	ApproveConditionally 12-11-18

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.

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
------------	---	----------------------------------

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Climping Parish Council

No Objection subject to Conservation Officer having no objection.

One Objection claiming that the application includes details that have been used and altered, without authority, from agents previously engaged.

COMMENTS ON REPRESENTATIONS RECEIVED:

The Conservation Officer has objected to the application. Use of material without consent is a private matter.

CONSULTATIONS

Historic England

Listed Building Officer

South Downs National Park

CONSULTATION RESPONSES RECEIVED:

Conservation Officer - Objection.

A full record of the objection can be viewed on line.

South Downs National Park Authority - No Comment

Historic England - No Comment

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:](#)

HERDM1 HER DM1 Listed Buildings
 HERSP1 HER SP1 The Historic Environment

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.

There are no policies in Clymping Neighbourhood Plan specifically relating to Listed buildings.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 66(1) of the Planning (Listed Buildings & 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 conflict with these criteria in that it is considered to materially affect the character of the Grade II Listed Building

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

Clymping Mill is a former coastal windmill. Originally a smock mill constructed in 1799 to replace an earlier mill on the site, it was historically clad in dark weatherboard and fitted with patent sails. Following conversion to domestic much of its original utilitarian character was eroded. The mill was truncated in c.1963 with the removal of the cap, sweeps and upper storey. This has affected its scale and character within the site and the wider landscape.

The original function of the mill can be interpreted but it has been overwhelmed by the domestic additions. This is accentuated by the insertion of domestic fenestration with extensive glazing, which has further eroded the utilitarian character. The first floor gallery linking the mill house and mill has further compromised the form and independence of the mill structure. Whilst the link is clearly an addition, it creates a marked visual intrusion and underlines the domestic nature of the conversion.

The proposal seeks to make improvements and alterations to the Listed Building Climping Mill. All the buildings on site have been altered over time and have suffered due to a number of inappropriate alterations, repairs, vacancy and now exposure to the elements. The mill is in urgent need of repair and conservation. This would ultimately improve the character and appearance of the site but in the interim the works undertaken do ensure the ongoing maintenance and survival of the historic fabric.

The structural report titled ' Preliminary Investigation of Damp, Decay and Related Building Defect dated May-June 2017 noted that overall the building was structurally sound and in a reasonable condition despite the condition of the roof; the obvious signs of water ingress; the deterioration of the roof structure with evidence of wet rot beneath the valley gutter and to rafter feet; the decay and signs of beetle infestation. The condition of the various roofs has arisen due to a lack of appropriate repair and maintenance over the years and as a result of extensive patch repairs, the service life of the roof coverings is now limited. Coupled with this the northern edges of the roof were removed in the past leaving the verge to the top of the gable exposed. As a result the gable is starting to deteriorate and to one side, a section is in need of urgent repair works.

The repair and conservation of the Mill would improve the character and appearance of the site and ensure the ongoing maintenance and survival of the historic fabric. Supporting documents outlining necessary repairs and detailing individual elements of significance are provided in conjunction with the Assessment of Significance, but these do not adequately detail how the building will be satisfactorily repaired in the long term moving forward. Parts of the building have been extensively stripped out and fabric removed in readiness for new alterations, but these are not described in any detail in the application.

The chimney stacks have been repaired in the past with cementitious mortar. Now the haunching and mortar are failing having come to the end of their useful life. The poor condition of the stacks has left them in a vulnerable state and with the high winds experienced along this stretch of the coast, pose a threat of collapse and damage to the listed building. The failure of the mortar is allowing water to penetrate, providing conditions for damp and decay.

With reference to the southern elevation which is a later addition, original lime mortar had been heavily eroded and patch repaired in the past using cementitious mortars. These have allowed water penetration with restricted drying, providing conditions for further erosion, damp and decay. This may become structurally significant as advised by Hutton & Rostron. There is evidence of settlement cracks in many areas; especially to the south side of the Mill.

The interior of the accommodation at the mill house is dilapidated and requires considerable repair and consolidation. A visual dilapidations assessment and report has been prepared by Hutton and Rostron Environmental Investigations Limited which identifies the principle defects such as damp penetration, dry rot and other related building defects as well as providing a brief analogy of works required. This has been further informed by an Assessment of Significance and Schedule of impact for the repair of the heritage assets, prepared by DGC Historic Buildings Consultants which accompanies the application. The need for repair work is not disputed, but the works have been undertaken and there is limited information submitted to demonstrate how the alterations made and current state of the building will be satisfactorily addressed moving forward. The building cannot be left in its current temporary state indefinitely.

The heritage value of the building and its significance is not respected since although the works undertaken have been satisfactorily justified, the future of the building is not sustained as a home and therefore for future generations. This approach is considered to conflict with the policy intent of the NPPF as set out in paragraph 7 and Chapter 16. The NPPF sets out that there should be 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats'. It is also required that heritage assets should be recognised as 'an irreplaceable resource' and that these should be conserved in a manner appropriate to their significance. The proposal does not accord with paragraph 196 in that although less than substantial harm will result to the heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The proposal does not achieve this since the details included do not result in a building that is habitable in the long term.

The provision of the assessment of significance which accompanies the application ensures accordance with paragraph 189 of the NPPF as well as Local Plan HER DM1 and the improvements proposed would in part seek to ensure the preservation and enhancement of listed building and its setting in accordance with Para 192 which 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. However the information submitted is not sufficient to ensure that the building is acceptably maintained and improved in the long term. The repair works outlined are insufficiently detailed.

Other buildings on the site Mill Thatch and Mill Cottage have received consent recently for restoration and refurbishment, but the level of detail approved in these applications was more than has been submitted as part of this proposal and allowed for a comprehensive assessment to be made and approved schemes which facilitated the long term future of the buildings.

The Conservation Officer's view is agreed in that support for the strip out works and remedial works would indicate endorsement of the works undertaken, which include removal of historic fabric, without the appropriate consents and would be accepting the current condition of the building. It would then be difficult to encourage the building to be put back into a habitable state in conflict with para 196 of the NPPF and policy HER DM1 of the Arun Local Plan.

Based on the information submitted it is difficult to understand what the intention is for the building and what impact they will have on its historic significance. The application is therefore recommended for refusal for the following reason

RECOMMENDATION

REFUSE

- 1 The proposal is unacceptable by reason of the lack of information relating to refurbishment of

the building in terms of restoration and repair of the stripping out works and removal of fabric already undertaken. The alterations therefore adversely affect the character of the special architectural or historic interest of the building in conflict with policies HER DM1 and HER SP1 of the Arun Local Plan and the NPPF.