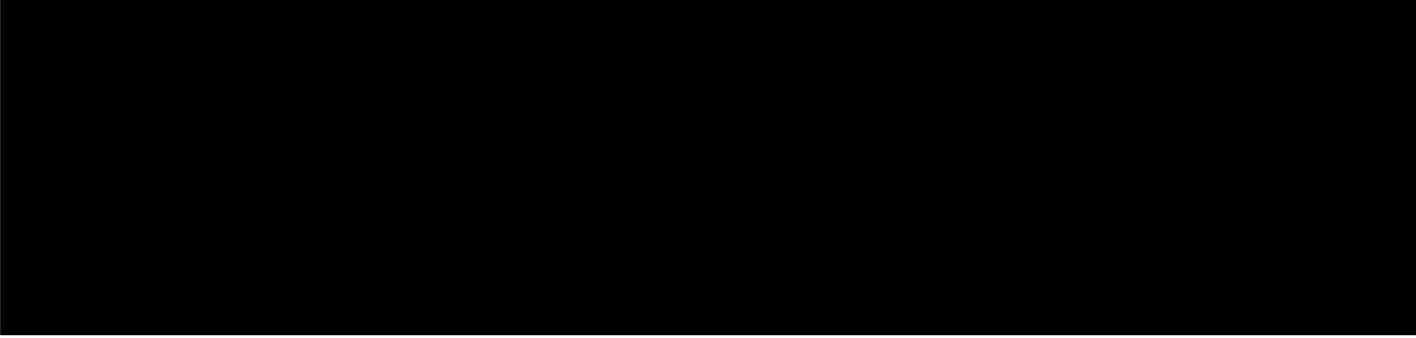




From: Martyn White
Sent: 09 April 2019 17:55
To: Planning.Responses
Subject: FW: CM/6/19/HH & CM/7/19/L

CM/6/19/HH & CM/7/19/L

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 Mill Cottage which sits to the south west of the Mill and is a curtilage listed structure. It is a modest building with an 'angled L-shaped' plan form.

It is suggested that the building had an agricultural origin, but that it has also been the subject of a succession of changes/extensions, culminating with its residential use. Of note is the older flint and brick element of the building, which it is suggested is contemporaneous to the Mill House.

The reconstructed brick range is not considered to afford the same charm and appeal as the earlier brick and flint structure; a newer brick and standard 'stretcher' bond is used. However, cumulatively, it is thought that the building still retains sufficient architectural character and appearance to contribute positively to the aesthetic and contextual significance of the site.

A substantial amount of work has already been undertaken to the building which has ultimately had an impact upon its character. Of note is the introduction of UPVC windows and a modern front door.

The application proposes that a significant amount of works are undertaken in order for it to be brought back into a habitable state. This includes alterations to the layout, introduction of additional windows and the use of cladding on the brick element of the building.

The retention of the remaining historic fabric and the removal of modern, inappropriate fabric, such as the upvc windows are supported as these are harmful to the character and significance of the building. All of the existing historic fabric should be retained, unless it is beyond repair, in which case works should be undertaken on a like-for-like basis.

I note that the application seeks to introduce new windows and doors which are more in keeping with the appearance of the property. Such a proposal can be supported, subject to details of their design.

Further, the introduction of additional windows will not harm the character of the building, and their openings will be incorporated into the new cladding proposed. As I am unable to see the details of the windows and doors, they will need to be provided for by way of condition.

The alteration to the layout of the building is such that it will not harm its character, or result in the loss of any significant amount of historic fabric. Likewise, the loss of what remains of the angular fireplaces will not result in the removal of any significant amount of historic fabric. Such a proposal will allow the internal space to be better used, whilst ensuring that the attractive external chimney can be retained.

The use of the proposed cladding will cover those parts of the building which have the later, more modern brick work. Such a proposal will enable the building to better relate to the main listed building, which bears a similar characteristic.

It is considered that the works are of a high quality which will have a positive impact upon the building. As such, they will not harm the building itself, or the setting of the neighbouring buildings in accordance with policy HER SP1 and HER DM1 of the Adopted Local Plan. However, in determining the application, you will need to take into account section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990.

If minded to approve this application, please provide details of the doors and window by way of condition, as well as details of the decking and the proposed railing. Please also request that the submission of details related to paint/stain colours for the external elevations.

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