

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 January 2022 09:23
To: Planning Scanning
Subject: FW: CM/71/21/PL

AMANDA SCHOLES
PLANNING RECEPTIONIST



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From: Martyn White
Sent: 17 January 2022 17:40
To: Planning.Responses
Subject: CM/71/21/PL

CM/71/21/PL

The Arundel Gardener and Maidenhead Aquatics Crookthorn Lane Climping BN17 5SN

Retention of timber cladding to side (west) and rear (south) of mail building, lychgate to west of main building, timber cladding to generator housing & block paving and concrete slabs/ replacement concrete slabs (resubmission following CM/38/21/PL). This application may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development

The site is located within the grounds of an existing retail unit which adjoins the historic settlement of Climping. The settlement takes the form of a linear village focused on The Street, which runs between the A259 and the beach. The adjoining building is a grade II listed Building.

As part of paragraph 194 of the NPPF, local planning authorities should require an applicant to describe the significance of any heritage assets affected as part of their proposals, including any contribution made by their setting, in determining applications. It does not appear that such information has been submitted as part of this application, which ideally should be submitted at the same time as the application. Such a statement should be prepared by the agent/applicant and will help them to consider their proposals in light of the neighbouring heritage asset. In light of the absence of the heritage statement, some comments are provided based on my own assessment/observations.

'The Cottage' is a Grade II Listed Building, which to the west of the site. It is an early C.19 two storey cottage which is faced with cobbles with brick dressings, quoins and modillion eaves cornice, all now painted. It has a tiled roof. It is of aesthetic (fortuitous) significance. The Cottage is set within its own grounds and appears to be functionally separate from the neighbouring piece of land and the plot is partially screened from the application site by a line of trees/vegetation. This vegetation line is not consistent however, and the cottage is clearly visible from the application site.

The Proposal

The proposal is for the retention of: timber cladding to part of the of the main building, lychgate to west of main building, timber cladding to generator housing, and the laying block paving and concrete slabs / replacement concrete slabs. I note that this is a variation from a previously refused scheme, which has removed elements which were of concern from a heritage perspective. This consists of the gravelled area to the east of the listed building. A review of the site has identified that new fencing has now been installed on the boundary with the listed building. However, I have been informed that, whilst on the current and previous plans, that this did not require planning permission and therefore is not part of this application.

The plans indicate that it is only the western and southern elevations which are to be clad in the timber. This timber cladding appears to be an improvement upon the previous metal sheeting and is therefore acceptable. Likewise, the lychgate to west of main building, timber cladding to generator housing, are acceptable.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset or its 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 the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

[Redacted]
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