

Item 5 - Report on Planning Applications

Application Ref: NP/14/0365

Application Type	Listed Building
Grid Ref:	SM80602589
Applicant	Mr C Cropper
Agent	
Proposal	Reinstate lime render to front (south east) elevation and apply slate-hanging to south west pine end.
Site Location	The Corn Mill, Middle Mill, Haverfordwest, Pembrokeshire, SA62 6XD
Case Officer	Rob Scourfield

Delegated Status

This application falls within the provisions of the listed building delegation Direction awarded to this Authority by the Welsh Government on 25th July 2012

Summary

The application is reported to the Development Management Committee because the views of the Community Council are contrary to the recommendation of your officers.

The Corn Mill is Grade II listed, situated on the eastern bank of the River Solva, immediately over Middle Mill Bridge. The long range of C18-C19 buildings comprises the former mill at the north-east end and the house at the south-west. The application concerns the house, which is of later C19 date.

Listed building consent is sought for the reinstatement of lime render to the front (south-east) elevation of the house, and the application of slate-hanging to the south-west pine-end, in order to address damp ingress.

The proposed scheme is considered to be in keeping with the character of the listed building, and its setting in terms of design and form. As such, the application can be supported subject to conditions

Consultee Response

PCC - Ecologist: No adverse comments

Solva Community Council: Objecting - on the grounds that rendering will alter the character of the building and impact on the general aesthetics of the area, and that alternative solutions to addressing damp ingress should be considered

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Public Response

The application has been appropriately advertised, and no responses have been received at the time of this report.

Policies considered

As this application is for listed building consent, section 16 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest. There is, therefore, no statutory requirement to determine the application in accordance with the policies of the development plan.

Welsh Office Circular 61/96 (Historic Buildings and Conservation Areas) is a material consideration, with guidance provided by *Conservation Principles for the Sustainable Management of the Historic Environment of Wales* (Cadw, 2011).

Officer's Appraisal

The linear group of mill and house was restored prior to listing in 1991, preserving the machinery and wheel. The restoration included the removal of the render to the front elevation of the house, which has caused extensive dampness within.

The house – which is the subject of this application – was built/rebuilt in the later C19. It has a three-bay façade with small-paned sash windows, slate roof and dressed stone gabled chimneys.

Relevant Planning History

Pre-application correspondence (email of 17/06/14) indicating scheme acceptable in principle following site visit on same day.

NP/09/249 – Installation of wrought-iron fencing, gate and grilles around leat at Corn Mill - planning permission approved 21/07/09

NP/09/250 – Installation of wrought-iron fencing, gate and grilles around leat at Corn Mill – listed building consent granted 01/10/09

Current Proposal

The proposal comprises the following elements:-

- Reinstatement of lime render to front (south-east) elevation in the form of smooth lime render, scored to imitate blockwork (ashlar).

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- Addition of traditional slate-hanging to south-west pine end and corresponding face of chimney stack.

The proposal is considered acceptable in terms of preserving the architectural and historic character of the property, under the provisions of Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas).

In terms of the objection by Solva Community Council:-

- Old photographs show that the façade was originally rendered and whitewashed, and there is also physical evidence of a later render (that the front was once rendered is also indicated in the list description). The latter was removed prior to listing in 1991, when the masonry was pointed in cement. The stripping of historic renders to expose masonry was a fashion of the later C20, regarded in conservation terms as aesthetically and historically inappropriate. In addition, such practices can damage historic fabric, as evidenced by the dampness within the property.
- In terms of considering alternative solutions, these were discussed during site meetings in February 2012 and June 2014. Since 2012, the pointing and internal plaster has been replaced in lime mortar, but with limited success. This has reinforced the desirability of reinstating the lime render.

In terms of Cadw's Conservation Principles:-

1. Evidential value. Photographic evidence (1094 postcard) confirms the existence of whitewashed render (and there is surviving evidence of a later cementitious render). Smooth 'ashlar-scored' lime render is proposed, which is appropriate for the age and style of the house (later C19). Slate-hanging was a widespread local practice for weatherproofing exposed elevations.
2. Historical Value. No historic fabric is affected, and the proposal seeks to reverse the modern practice of stripping render and pointing rubble stone in cement.
- 3 Aesthetic value. The proposal will both reinstate the front elevation to something like its original appearance, and adopt an attractive traditional vernacular practice in the context of the slate-hanging.
- 4 Communal value. The buildings' communal value as an intact and attractive group of mill and house remains unaffected.

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Conclusion

The proposal is considered to be appropriate in terms of size, scale and detail. It is considered to comply with the requirements of Circular 61/96, and Cadw's Conservation Principles. As such, the application can be supported subject to conditions

Recommendation

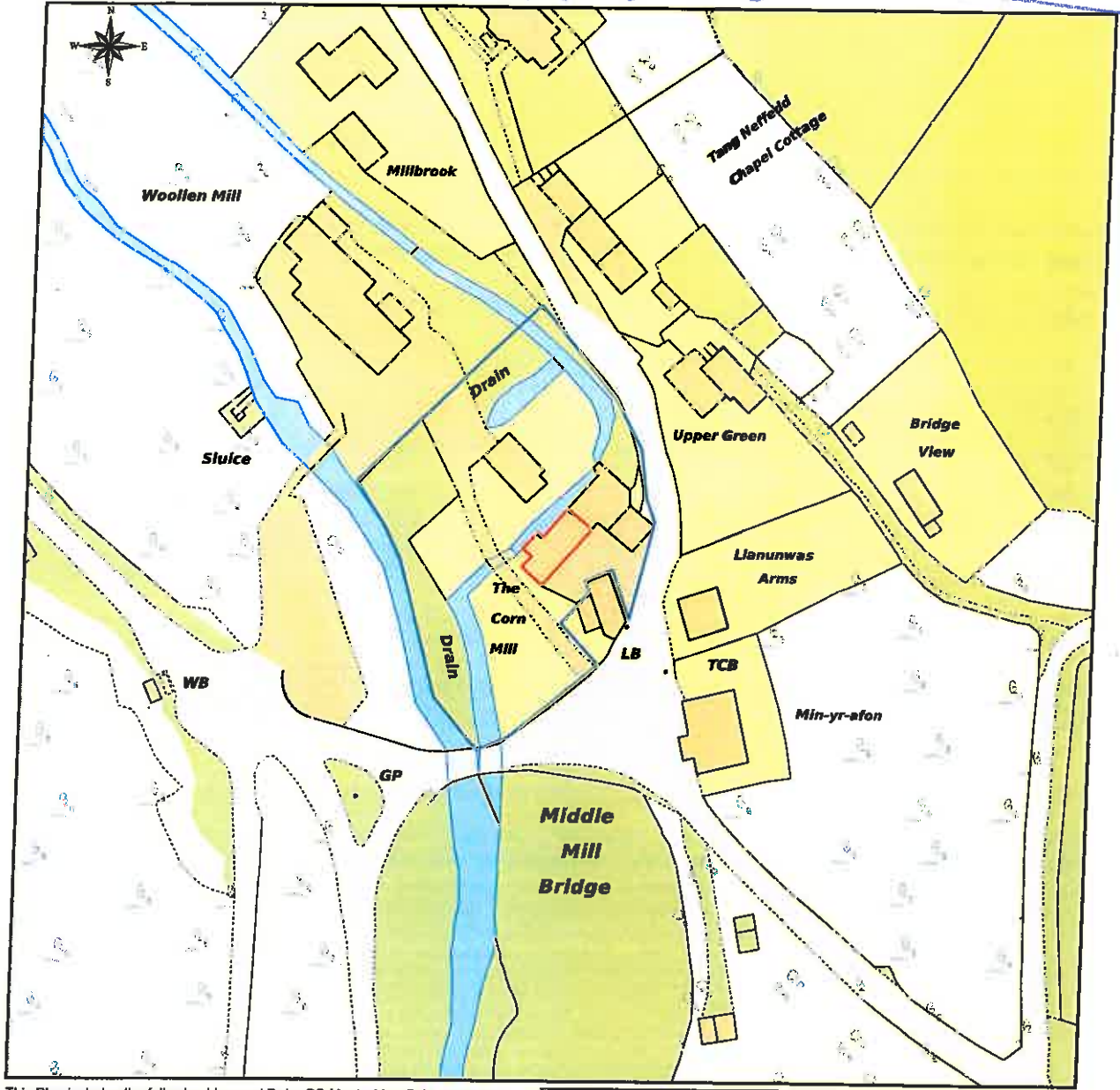
That listed building consent be granted subject to conditions to require the following

- Time limit to development
- In accordance with approved plans

Site Plan of sa62 6xd

NP 14 3 65

18 JUL 2014
 Planning Department
 Cardiff Council



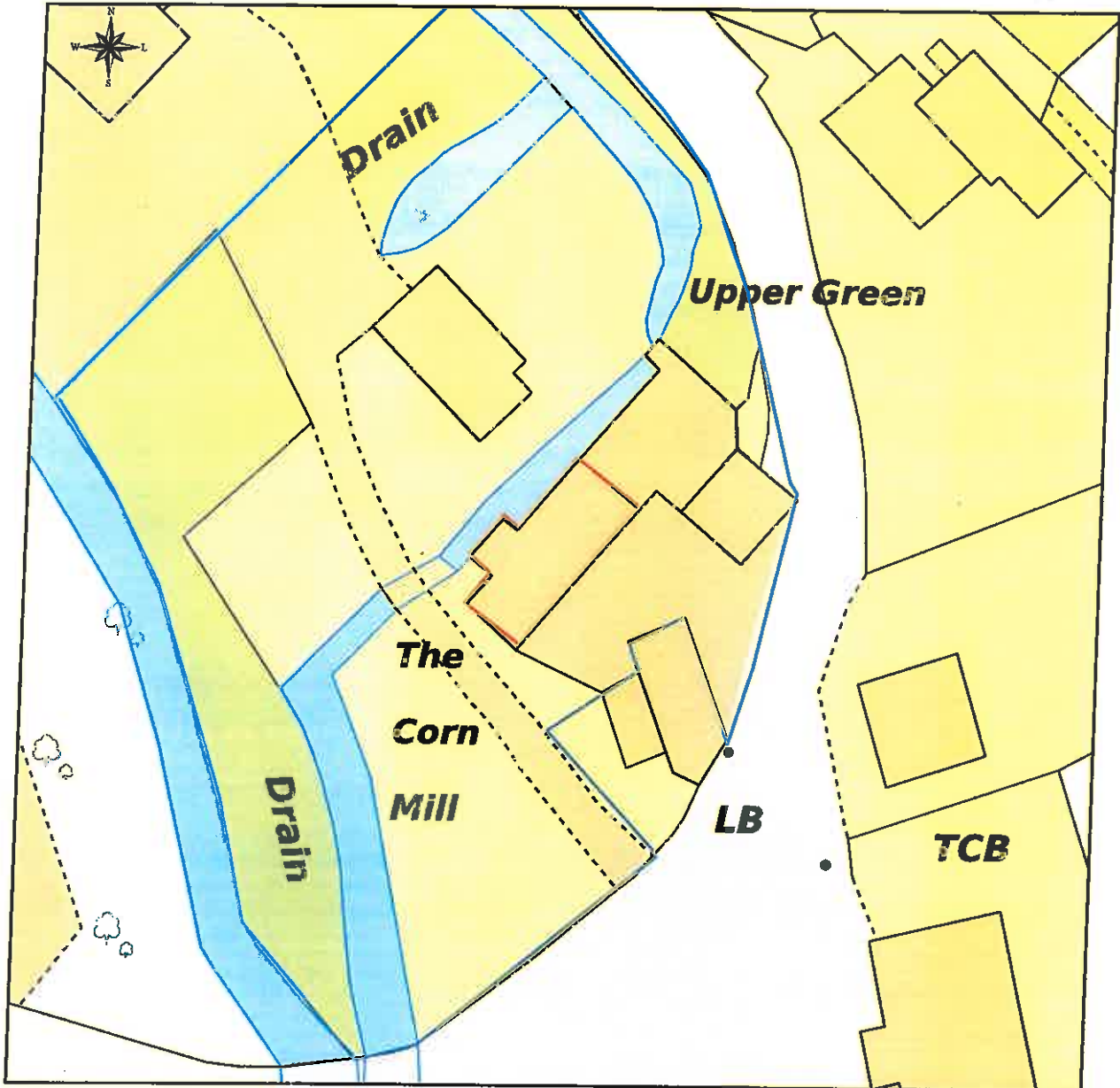
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Scale: 1:1250, paper size: A4

Block Plan of sa62 6xd

NP 14 3 65



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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

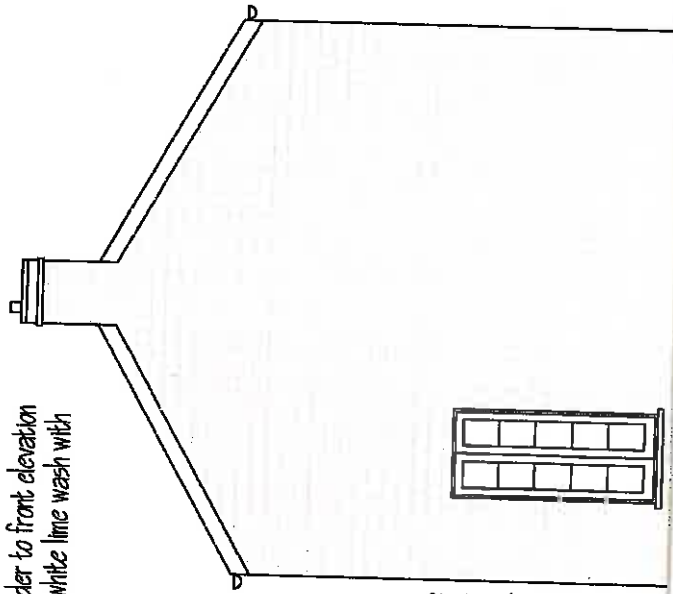
NP 14 3 65



FRONT ELEVATION

Proposed lime render to front elevation finished in a soft white lime wash with ashlar scribing

Proposed Welsh slate, set in a lime base to the side elevation to include the existing chimney stack

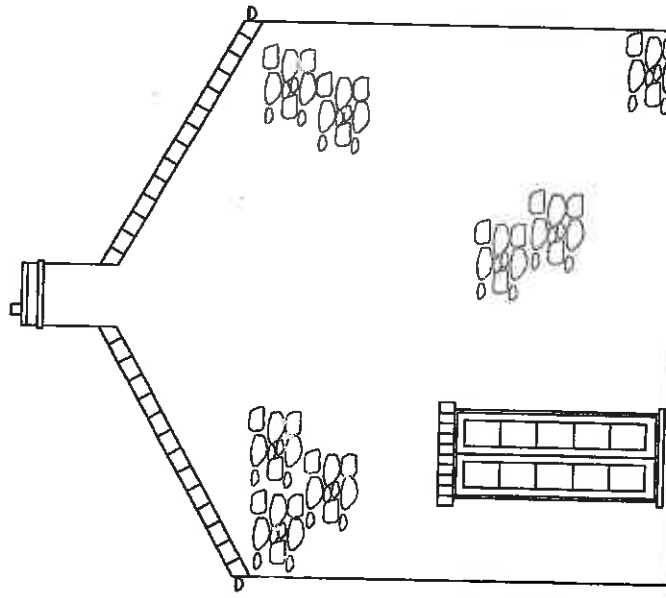


SIDE ELEVATION

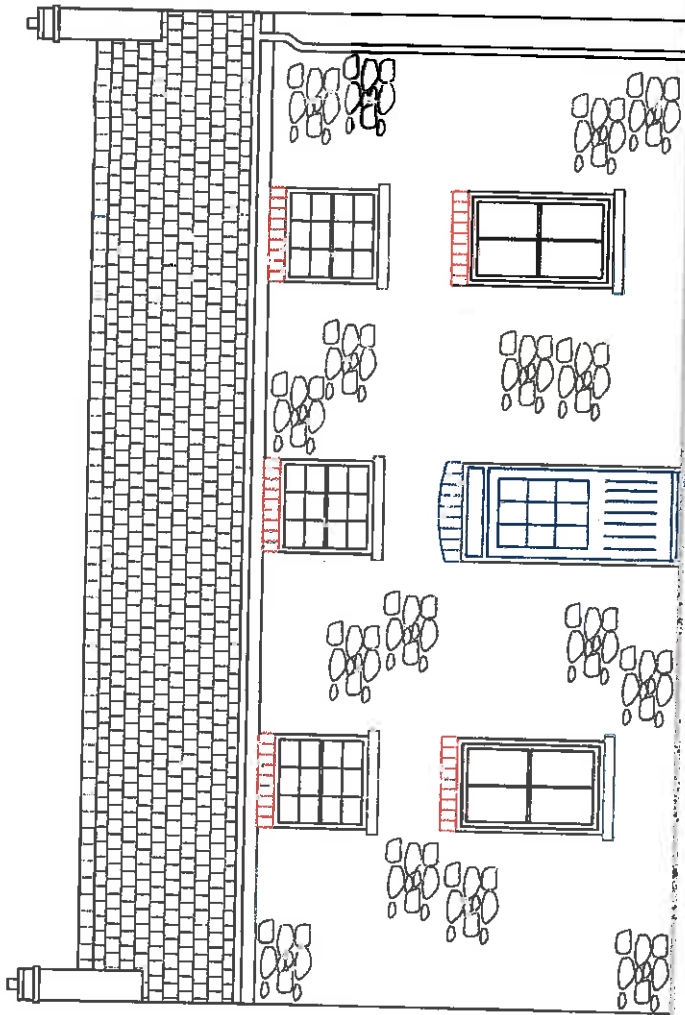
18 JUL 2014
 THE ARCHITECTS
 1005

Address The Corn Mill, Middle Mill Haverfordwest, Pembrokeshire SA62 6XD	Project Proposed Modifications to The Corn Mill	Title Proposed Elevations	No 01	Date July '14 Scale 1:50 Sheets 003
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SIDE ELEVATION
SCALE 1:50



FRONT ELEVATION
SCALE 1:50



NP 14 3 65

- 4 JUL 2014

Address:
The Corn Mill, Middle Mill
Haverforanest, Pembrokeshire
SA62 6XD



17-3-1904