



REFERENCE NO: CR/2017/0362/LBC

LOCATION: [IFIELD WATER MILL, HYDE DRIVE, IFIELD, CRAWLEY](#)

PROPOSAL: LISTED BUILDING CONSENT FOR REPAIR/REPLACEMENT WORKS TO REAR BRIDGE LINK INCLUDING TEMPORARY SUPPORT WORKS TO REAR ENTRANCE PORCH STRUCTURE OF A GRADE II LISTED BUILDING

TARGET DECISION DATE: 23 June 2017

CASE OFFICER: Mrs J. McPherson

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

CBC 0001 Site Location Plan, CBC 0002 Block Plan, WIE SA 20 0002 E03 - Access Bridge Repairs sheet 2, WIE SA 20 0002 Rev E02 Access Bridge Repairs Sheet 2, IFWM/01 Rev 2 - Repair Details to Defective Front Wall Cheeks to Porch

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. Environment Agency No planning comments but informative recommended as applicant should check if other non-planning consent required to carry out the works.
2. Listed Building Officer- the proposals are considered to accord with national and local policy and consent is recommended subject to condition.

NEIGHBOUR NOTIFICATIONS:-

The application was publicised by press notice and site notices.

RESPONSES RECEIVED:-

None.

REASON FOR REPORTING TO COMMITTEE:-

The applicant / owner is Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The application site is Ifield Water Mill which is a Grade II listed building. The building which dates from 1817 is 3 storeys in height with the ground floor constructed in brick with the upper floors finished in timber weatherboarding and painted white. The roof is welsh slate and the water wheel is located at the western end of the building.
- 1.2 The mill is situated at the northern end of Ifield Mill Pond. The pond is situated immediately south of the building and the watercourse runs alongside the western part of the mill and then flows northwards towards Hyde Drive. Vehicular access to the mill is via a private driveway / public bridleway which connects to Hyde Drive. The mill is bounded by residential properties to the north and east including The Mill Cottages and the rear gardens of properties in The Millbank.

- 1.3 The site location is also identified as an archaeological area and the site is within a floodplain and adjacent to a main watercourse Ifield Brook which drains from the mill pond north to join the River Mole.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application is for listed building consent to carry out repair / replacement works to a rear bridge link and entrance porch structure which is situated on the south elevation of the mill. This provides an entrance to the mill at first floor level from the edge of the mill pond which is at a higher ground level than the main mill entrance on the north elevation.
- 2.2 The proposal involves removal of lower 6 featheredge cladding panels on either side of the bridge link, the provision of temporary supports to the bridge and the replacement of the oak bridge beams and reinstatement of the weatherboard panels (replacing these where necessary).
- 2.3 The works are necessary as the wood has rotted and the bridge requires repair to ensure its structural integrity and to ensure that safe access into the mill can be achieved via this entrance.

PLANNING HISTORY:-

- 3.1 A listed building consent application was submitted for the repairs and granted consent under application CR/2016/0682/LBC. Since this consent has been granted the applicants have changed the repair methodology proposed for carrying out the restoration, which now involves removal of 2 extra weatherboard panels, and provided further information on the reinstatement of the hand balustrades. This meant that 2 of the conditions on this original consent were no longer able to be agreed and it was agreed with Officers that the best approach was to submit a fresh listed building consent application.
- 3.2 CR/2009/0581/RG3 & CR/2009/0580/LBC – Planning permission and listed building consent granted for the erection of a single storey side extension to provide catering and toilet facilities.
- 3.3 There have been various applications for the repair and restoration of the mill in recent years including:
- CR/2008/0053/LBC – Listed building consent for replacement of existing laundry.
- CR/2004/0716/LBC – Listed building consent for restoration of the water wheel.

PLANNING POLICY:-

- 4.1 The listed building consent application needs to be considered against the guidance in the NPPF in particular Section 12 – Conserving and enhancing the historic environment. This general guidance has been incorporated into the recently adopted Crawley Borough Local Plan 2015-2030.
- 4.2 Policy CH15 'Listed Buildings and Structures' states:

To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed Building/Structure, in line with national legislation, policy and guidance.

Any changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance. A Heritage Impact Assessment is required to be submitted demonstrating how proposals will protect the value of the listed building, its setting, and its key features.

Listed Buildings should be retained and, therefore, the demolition, or part thereof, of a Listed Building will only be acceptable in exceptional circumstances, where:

- i. *there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; and*
 - ii. *a significant benefit that cannot have facilitated the retention of the building can be demonstrated.*
- If demolition is seen to be acceptable, the council will require the building to have been recorded to Historic England Level 4 and submitted to the Historic Environment Record. Any development on the site of a demolished Listed Building must have regard to the original building.*

PLANNING CONSIDERATIONS:-

- 5.1 Listed building consent is required for any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest. As this proposal is a repair the proposal is not 'development' and it does not require planning permission and therefore the planning considerations are limited. When making a decision on a listed building consent application the Local Planning Authority must 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 (Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990).
- 5.2 In this case the works proposed are repairs and as detailed are considered to preserve the design and character of the listed mill.
- 5.3 The Council's listed building advisor has commented that the proposal is considered to accord with national and local policy and raises no objection subject to condition.
- 5.4 The proposal which is a repair of the porch and bridge, is considered sympathetic to the heritage asset and seeks to ensure minimal replacement of materials and, where this is necessary the replacement will be on a like for like basis. The applicant has provided a method statement detailing the repair works and the level of detail is considered adequate.

CONCLUSIONS:-

- 6.1 It is considered that these repair works are sympathetic to the listed building and subject to ensuring the works are carried out in accordance with the details provided and additional details to be provided via condition, listed building consent should be granted.

RECOMMENDATION RE: CR/2016/0362/LBC

Grant Consent subject to the following conditions:

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.
REASON: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.
- 2 The works shall be carried out in strict conformity with the approved plans, method statements and associated details provided with this application, subject to any necessary variations which fall within the scope of this consent arising from specialist input and opening up during the course of works, following subsequent discussion with, and the written agreement of, the Local Planning Authority.
REASON: To control the works in details and to preserve the character of the building in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE

- 1 The applicant should contact the Environment Agency on 03708 506 506 or consult the website to check if any other consent is required prior to carrying out the works www.gov.uk/environmental-management



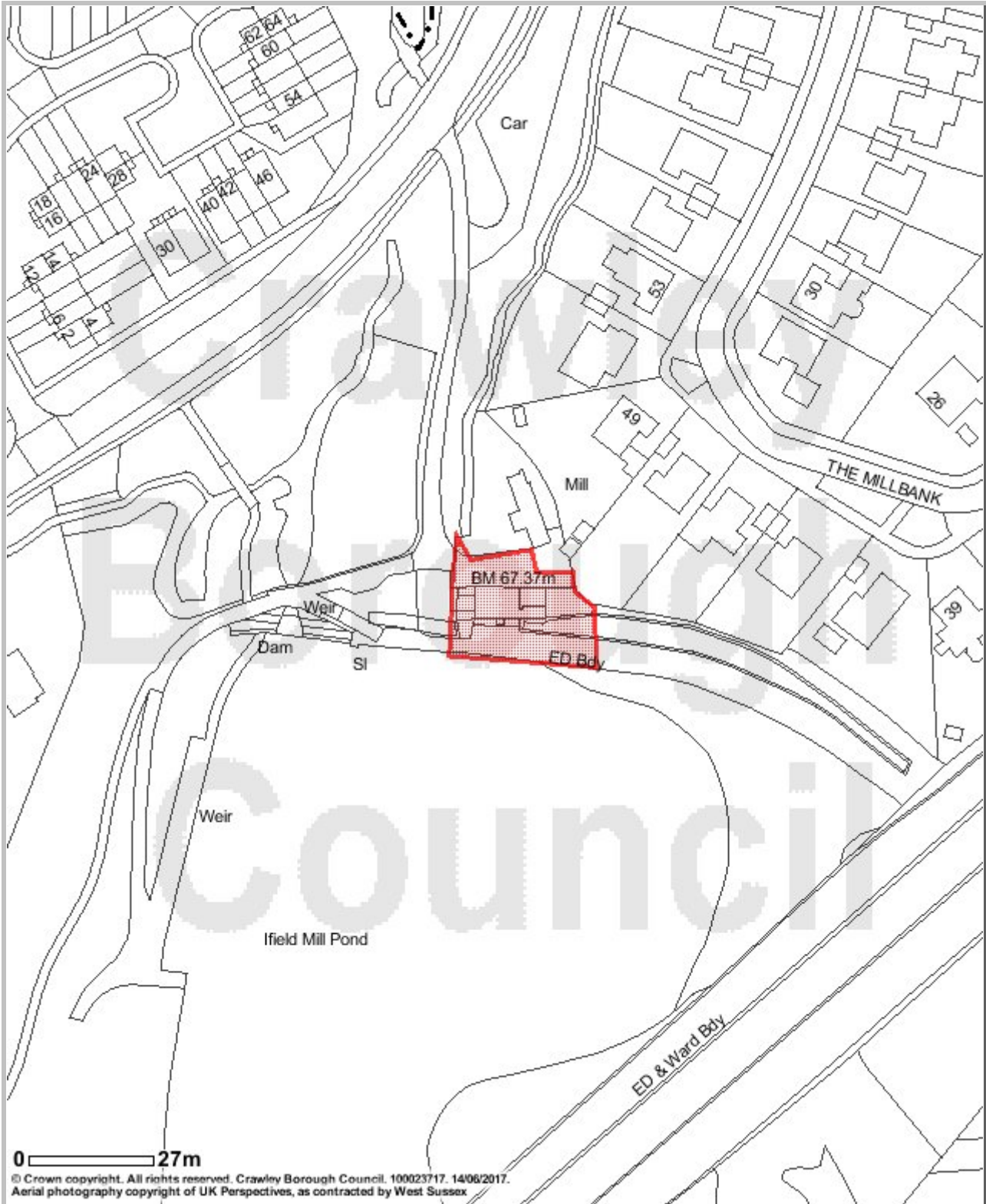
Crawley Borough Council,
Town Hall,
The Boulevard,
Crawley,
West Sussex RH10 1UZ
Tel: 01293 438000
Fax: 01293 438603

CR/2017/0362/LBC

Date 18 May 2017

Approx. Scale 1:1,250

**IFIELD WATER MILL, HYDE DRIVE, IFIELD,
CRAWLEY**



© Crown copyright. All rights reserved. Crawley Borough Council. 100023717. 14/06/2017.
Aerial photography copyright of UK Perspectives, as contracted by West Sussex

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Crawley Borough Council. 100023717. 18 May 2017