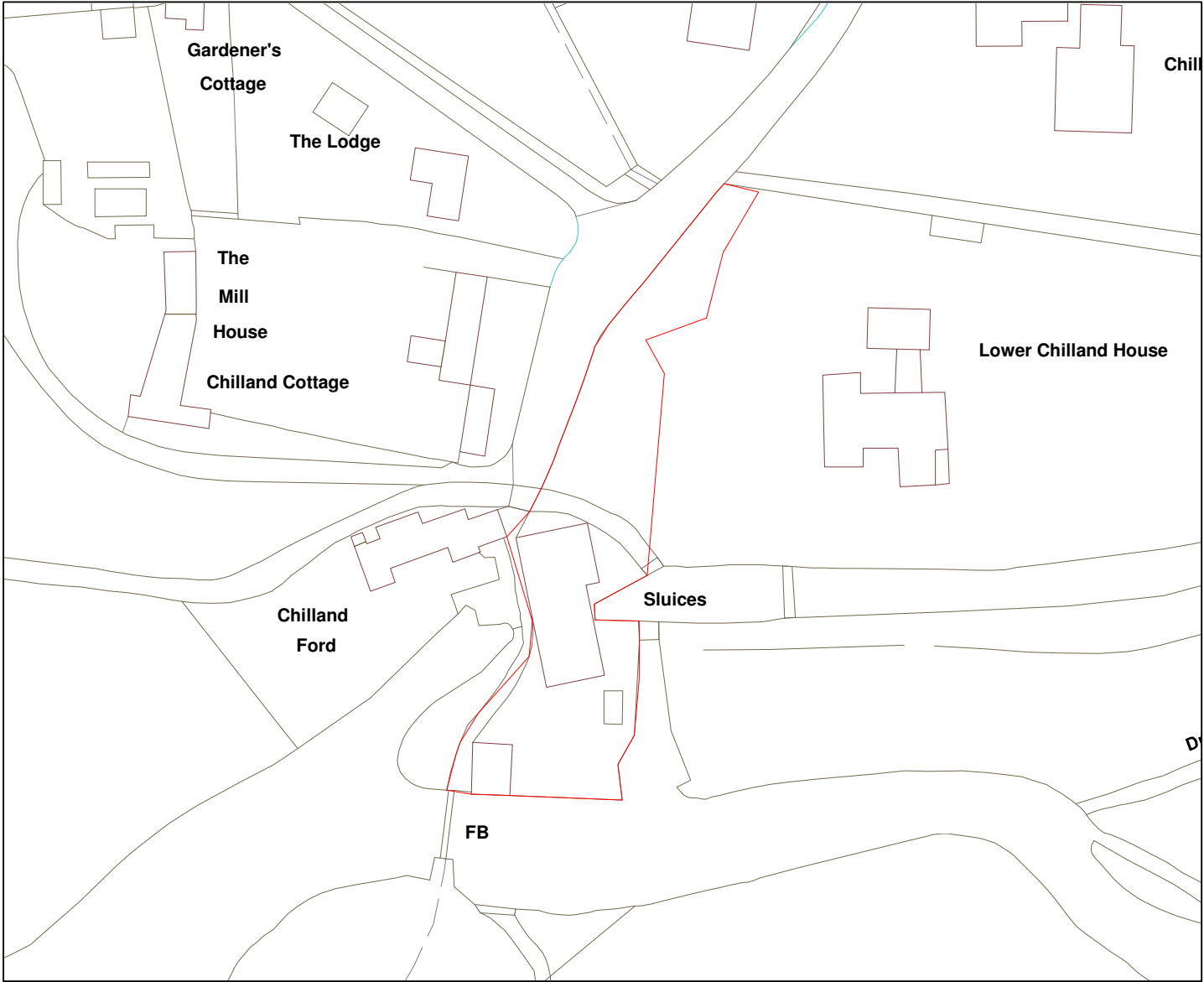


Chilland Mill, Lower Chilland Lane

Item 3



Legend

Scale: 1:1000

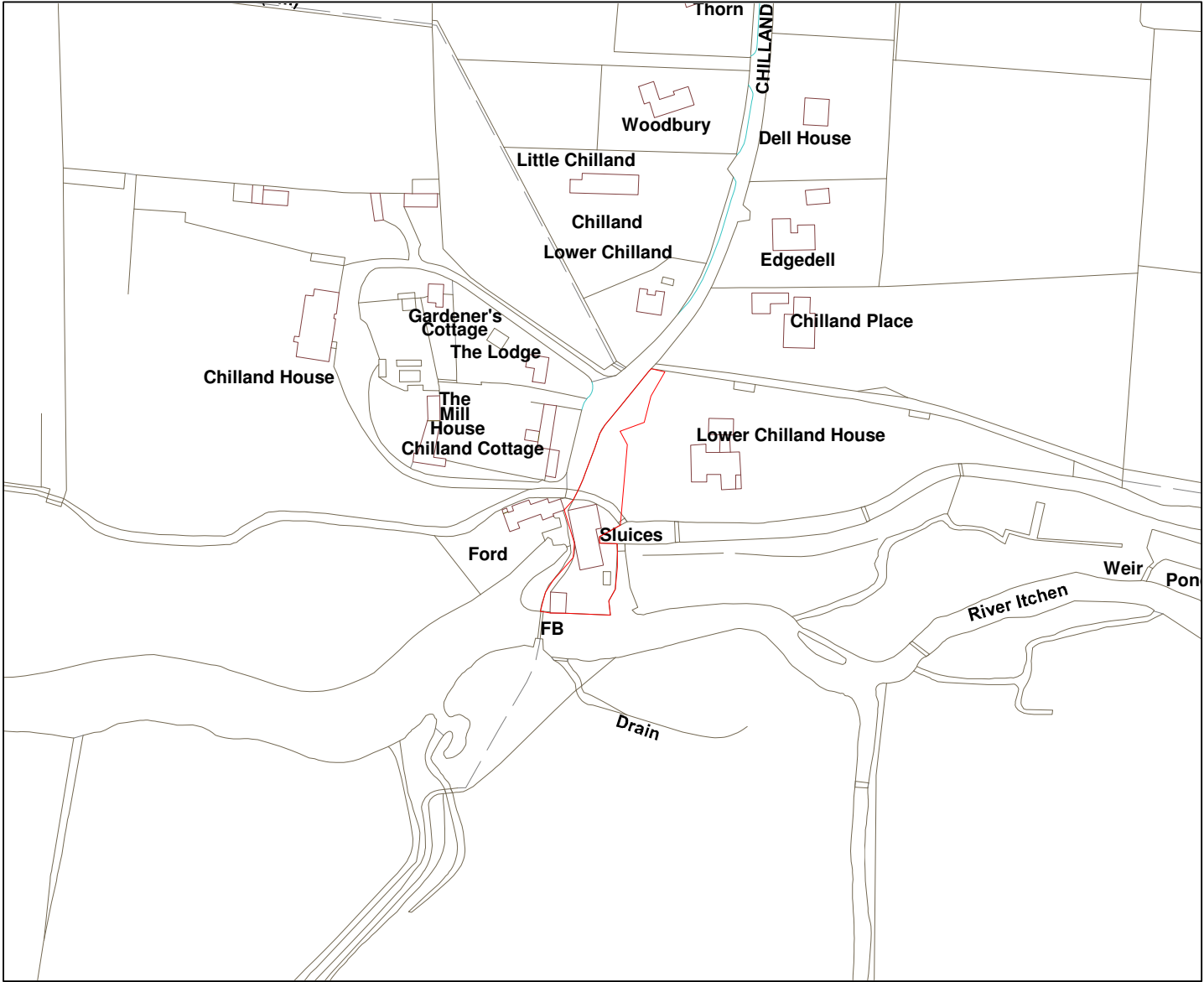


Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Development Services
Comments	08/02134/FUL
Date	28 January 2009
SLA Number	00018301

Chilland Mill, Lower Chilland Lane

Item 3



Legend

Scale:

1:2500



Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Winchester City Council © 2007.

Organisation	Winchester City Council
Department	Development Services
Comments	08/02134/FUL
Date	28 January 2009
SLA Number	00018301

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

*Winchester City
Council*
Planning Department
Development Control

Committee Item

TEAM MANAGER
SIGN OFF SHEET

Case No:	08/02135/LIS	Valid Date	9 September 2008
W No:	03990/27LB	Recommendation Date	29 January 2009
Case Officer:	Andrea Swain	8 Week Date	4 November 2008
		Committee date	17 February 2009
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Restoration and extension to Chilland Mill and Eel House, new garage and refurbishment of frontage onto Chilland Lane
------------------	---

Site:	Chilland Mill Lower Chilland Lane Martyr Worthy Hampshire
--------------	---

Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
N	N	N	Y	N	N	Y

APPROVE Subject to the condition(s) listed			
	Signature	Date	
CASE OFFICER			
TEAM MANAGER			

AMENDED PLANS DATE:- 22 December, 2008

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Item No: 3b
Case No: 08/02135/LIS / W03990/27LB
Proposal Description: Restoration and extension to Chilland Mill and Eel House, new garage and refurbishment of frontage onto Chilland Lane
Address: Chilland Mill Lower Chilland Lane Martyr Worthy Hampshire
Parish/Ward: Itchen Valley
Applicants Name: Mr David Lyons
Case Officer: Andrea Swain
Date Valid: 9 September 2008
Site Factors: Chilland Conservation Area
Site Of Special Scientific Interest
Grade II Listed Building
Recommendation: Application Permitted
General Comments

This application is reported to Committee because of the number of objections received and at the request of Itchen Valley Parish Council.

See report Item 3a (reference 08/02134/FUL).

Recommendation

Application Permitted subject to the following conditions:

Conditions

1. The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. No works authorized by this consent shall take place until the applicant has implemented a programme of building recording in respect of those parts of the building to be altered, in accordance with a written scheme which has been submitted by the applicant and approved in writing by the Council as Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

3. All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

4. Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as Local Planning Authority notified immediately. Provision shall be made for their retention or salvage and/or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5. Before any work is undertaken in pursuance of this consent to demolish or to alter by way of partial demolition any part of the building, structural engineers' drawings and a method statement, indicating the proposed method of ensuring the safety and stability of the building fabric to be retained throughout the period of demolition and reconstruction, shall be submitted to and approved by the Council as Local Planning Authority. The relevant work shall be carried out in accordance with such structural engineers' drawings and method statement thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6. All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority. No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved. No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7. No repointing or repair of brickwork is authorised by this consent without prior approval of details. Detailed proposals shall be submitted to and approved by the Council as Local Planning Authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

8. No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as Local Planning Authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

9. Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as Local Planning Authority **before** the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) All interventions in the existing historic fabric including:
 - (i) new frameless glazed openings and screens;
 - (ii) new rooflights;
 - (iii) a detailed specification and itemised repair schedule for the works to the roof, to include any temporary works required during repairs;
 - (iv) plaster specification and schedule of works for the interior of the building (retaining internal historic graffiti);
 - (v) details and samples of new paving to interior and exterior of mill, including details of the sunken terrace adjoining the stream.
 - (vi) all new doors, both internal and external, to include large scale profiles of glazing bars and mouldings and details of panels and architraves, where relevant;
 - (vii) all new windows, to include large scale profiles of frame members and glazing bars, and relationship of the window and cill to the opening in which it is set;
 - (viii) any measures required to isolate the turbine machinery where these would impact on the historic fabric of the building.
- (b) All new works, including:
 - (i) new mezzanine floor;
 - (ii) new staircase;
 - (iii) new kitchen enclosure on ground floor;
 - (iv) new secondary glazing;
 - (v) representative construction sections and elevations (1:20 scale minimum) of the new link, bridge and pavilion, to include large scale details of the interface with the existing building and the new door opening in the existing window location;
 - (vi) samples of cladding and roof materials for the glazed link and new pavilion, and the Eel House;
 - (vii) details of all new lighting, including maximum lux levels;
 - (viii) new piers and entrance gates on Chilland Lane, including security devices;
 - (ix) details and samples of materials for all new hard landscaping works adjoining the mill, glazed link and pavilion.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

10. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the policies and proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review Proposals: DP1, DP3, DP4, CE5, CE7, CE8, CE24, HE4, HE5, HE6, HE8, HE13, HE14, HE16 and HE17.