



# PROJECT DESIGN STUDIO LTD

The Old Parsonage, Bedford Street, WOBURN, MK17 9QL

T – 01525 292577

E-mail – [admin1@projectdesignstudio.co.uk](mailto:admin1@projectdesignstudio.co.uk)

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## Planning covering letter

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SITE LOCATION	The Mill, Clee St Margaret, Craven Arms, Ludlow, Shropshire, SY7 9DT
THE SCHEME	The Conversion & Extension to the Mill House, the Conversion of the Bakehouse to residential accommodation - change of use, and the Restoration of the Corn Mill to working order, with associated external works.
CLIENT	Yeat Investments Ltd
DATE	15.11.21

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Dear Planning Dept,

Please find enclosed the full planning and listed buildings applications for the above restoration, conversions and extension of the existing Mill buildings at Clee St Margaret, Craven Arms.

The drawings and documents submitted in this application and listed in the Design and Access Statement, have been formulated to achieve a concise understanding of the existing buildings and the proposed approach to bringing life back into the site, re-establishing the buildings into a family home and future proofing the site and buildings for future generations.

As well as the documents submitted, the applicant has agreed that further survey work is required in 2022 and has commissioned CRC to carry out all of the necessary surveys; to recommend mitigation strategies; and to engage with the appropriate licensing authorities. The applicant has been advised that, other than works to the Bakehouse, no other works are allowed until all necessary licenses have been granted.

In this case, there is the potential for these important listed buildings to fall into further and catastrophic disrepair. Indeed, the structural engineer has pointed to the parlous structural condition of the mill building which, all involved, are keen to save.

It is clear that time is of the essence. Following discussions within the project team, it is suggested that consent to the scheme to be granted subject to a pre-commencement condition that works will only commence on the mill, house and adjacent barn when all the necessary surveys and subsequent mitigation measures have been agreed in writing by the licensing authority and the licenses have been issued.

It would also be very helpful if the new access could be accepted as the first element to be installed upon the consent while the surveys and ecology mitigation works are progressing.

In this way, safer access to the top of the site and all other planning issues can be resolved whilst the additional ecology requirements are completed during the course of the next twelve months. It is hoped that this would enable the applicant to quickly move on to site thereafter and thus seek to ensure that the important heritage and ecology issues and challenges are resolved to the satisfaction of all parties.

**List of enclosures:**

Applications:

- Full plans application
- Listed Buildings application

Drawings:

- 1621\_E1 Ext. MHouse 1 of 2
- 1621\_E2 Ext. MHouse 2 of 2
- 1621\_E3 Ext. Bakehouse
- 1621\_E4 Ext. Corn Mill
- 1621\_S1 Survey
- 1621\_S2 Existing Site Sections
- 1621\_L1rC Location Plan
- 1621\_L2rA Block Plan
- 1621\_L3rF Prop Site Layout
- 1621\_P1rD Prop MHouse Plans
- 1621\_P2rD Prop MHouse Sections
- 1621\_P3rD Prop MHouse Elevations
- 1621\_P4rA Prop MHouse Roof Plan
- 1621\_P5rD Prop Bakehouse - Change of use
- 1621\_P6rD Prop Corn Mill
- 1621\_Design and Access Statement 15.11.21

Consultants' reports:

- Heritage - HCUK - 2021.09.14 The Mill, Clee St Margaret HIA\_V3
- Conservation - Wallis Conservation Ltd - Corn Mill Machinery Report - July 2021
- Structural - 4737.01A Structural letter - Corn Mill 23.08.21
- Structural - 4737.02 Structural letter - Mill House and Bakehouse 15.09.21
- Ecology - The Mill - Bat Survey 2021