

## Planning Statement

10<sup>th</sup> April 2024

Gill Mill, Sparepenny Lane, Gt Sampford, CB10 2EB



### Listing Details - Grade II Listed Building

GREAT SAMPFORD SPAREPENNY LANE SOUTH 1. 5222 Gill Mill and Nos 1 and 2 Gill Mill Cottages TL 6435 40/1206 12.4.79

C17-C18 timber-framed and plastered building with a modern addition at the north-east end. The older wing is one storey and attics with small casement windows. The modern addition is 2 storeys on the north-east front. Roofs thatched, with 2 central chimney stacks to the older wing.

### Description

Gill Mill is much altered from its original form. The property is a thatched two storey building with a gable to the north and hip to the south. The property comprises of 2 cottages that have been combined into a single dwelling in the past with the front of the property extended in circa 1960 and a later extension added to the kitchen in circa 1980. The property contains 2 brick surround open fire places on both downstairs living room which are served by a single chimney.

### Proposal

Existing door



It is proposed to replace the circa 1960/70's side door, frame and threshold to the house with a solid hardwood stable door style door with glazing in the top half. Frame and threshold will also be hardwood. This door is located on the North side of the property within the circa 1960 extension to the front of the property.

The existing frame, door and threshold are damaged and rotting which is allowing water to enter into the property.

The proposal will have a minor impact on the external look of the property with the proposed door more in keeping with the style of the house.

Proposed replacement door style

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### **Justification**

The existing door is not in keeping with the property having been fitted prior to the property being listed. The existing door has also come to the end of its life, showing signs of rotting around the door and frame which is allowing water to enter into the property.

Replacing the door will ensure the property is well maintained and a more suitable and in keeping door is installed.

## **Conclusion**

This application includes work that will not harm the existing fabric of the building and will create a dwelling to suit modern day standards. The test is whether or not the proposal preserves or enhances the appearance. It is considered that the proposal will have no detrimental impact and will preserve the appearance.