

Heritage Team Response

Date – 8/12 2023

APP/24/00048 – Sunnyfields, St Peter's Road, HI

Background

The application site is located in St Peter's Road in the St Peter's Conservation Area. It comprises a detached chalet bungalow, set back from the road with on site parking to the front. The property is constructed from brick with a clay tile roof and pitched roof front dormer window. The property features two, tall brick chimney stacks either side of the pitched roof with clay pots.

Proposal

Deconstruction and rebuilding of damaged South chimney stack in a conservation area.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

NPPF (December 2023) – Chapter 16

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment:

The application proposes the following works / methodology (taken from the application form):

- *The property has two external chimney stacks approximately 2.3 metres in height from DPM to top course and located on the North and South elevations and are identical to each other.*
- *The Chimney on the South side (to the right of the house front the front) has significant damage to the chimney in the form of cracks going through several courses and there is separation in some courses of brickwork all caused by age and general weathering.*
- *This damaged is now causing the chimney stack to lean from half way up although the main damage appears to be lower than this point.*
- *The structure of the chimney is now compromised and therefore unsafe and I say this in my capacity as a qualified Bricklayer.*
- *Proposal is to erect scaffolding around the chimney to gain access, and then deconstruct the chimney retaining as many off the bricks as possible down to the DPM course.*
- *There may be when deconstructing to go a couple more courses depending on the integrity of the brickwork but this will not be known until the chimney is removed. The chimney will be reconstructed using as many of the original bricks as possible with sand cement and hydrated lime mortar mix finished of with weather pointing as per the original chimney stack. The original bricks will be used on the elevations facing the road and south of the property and any replacement bricks will be used on the rear of the stack out of view.*
- *The clay flue will be replaced with new clay flue as it is highly likely they will break during deconstruction of the chimney.*
- *The chimney will be built exactly the same as the original chimney as any deviation will not match the chimney on the north elevation of the property so it is imperative construction is exactly the same.*
- *Once the chimney has been rebuilt all scaffolding will be removed.*
- *This chimney stack is entirely external and therefore no works will be carried out internally.*
- *All works will be carried out by a construction company to be decided on the outcome of this application.*

The proposal is to rebuild the chimneys like for like, to a height of 2.3m, retaining and reusing the existing bricks on the west and south elevation and new matching bricks on north and east elevations if required. These are the elevations which face away from the streetscene. Several photos showing the existing chimney stacks have been submitted with the application.

Overall, it is a positive step that the chimneys are being rebuild to their existing design, as they contribute to the character of the dwelling and the conservation area. Subject to the use of appropriate materials, the proposal would meet the test of Section 72 of the TCPA 1990 in that it would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy.

Conclusion

NO OBJECTION subject to the following condition:

1. Any new bricks required for use on the rebuilding of the chimney stacks, must match in type, colour and texture to the existing bricks of which photographic samples have been provided.
- Reason: in the interests of the character of the conservation area.