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|-----------------|--------------------------------------------------------------------|---------------|-------------|
| Site Address:   | Former Bedhampton Arts Centre, 29 Bedhampton Road, Havant          |               |             |
| Proposal:       | Reposition existing chimney stack to proposed end gable extension. |               |             |
| Application No: | APP/13/00734                                                       | Expiry Date:  | 25/09/2013  |
| Applicant:      | Mr Parrett                                                         | Team:         | Team 1      |
| Agent:          | Mr C Flint                                                         | Case Officer: | David Eaves |
|                 | Chris Flint Associates Ltd                                         |               |             |
| Ward:           | Bedhampton                                                         |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a Listed former school building. The building is of an attractive and decorative Victorian Gothic design and includes steeply pitched roof, attractive windows, and decorative brickwork.
- 1.2 The site is currently accessed from Bedhampton Road but is proposed to be accessed from Kings Croft Lane.
- 1.3 There is a commercial garage property to the east of the site, residential properties are to the south of the site. To the west on the far side of Kings Croft Lane is a further residential property. To the north of Bedhampton road are a mix of commercial (retail) and residential properties.

## **2 Planning History**

APP/13/00755 Reposition existing chimney stack to proposed end gable extension.  
Current Application

APP/13/00710 Discharge of Condition No/s 7, 12, 13 and 19 of Planning  
Permission APP/12/01105. Current

APP/13/00707 Discharge of condition No. 3 of Planning Permission APP/12/01104.  
Permitted 30.8.13

APP/13/00478 Discharge of Condition No/s 2 and 5 of Planning Permission  
APP/12/01104. Current

APP/13/00477 Discharge of Condition No/s 8, 11 and 20 of Planning Permission  
APP/12/01105. Current

APP/13/00401 Discharge of Condition No/s 2 and 5 of Planning Permission  
APP/12/01105. Split Decision 21.8.13

APP/12/01105 Conversion of existing building to form 4No. dwellings with  
associated internal and external works with part demolition and landscaping and car  
parking with new access from Kingscroft Lane Permitted 28.3.13

APP/12/01104 Listed building application for internal and external alterations and

removal of existing outbuilding to form 4No. dwellings with associated car parking and landscaping with new access from Kingscroft Lane. Permitted 3.4.13

### **3 Proposal**

Reposition existing chimney stack to proposed end gable extension.

### **4 Policy Considerations**

#### National Policies

#### Core Strategies 2011 forming part of the HBLDF

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| DM10 | (Pollution)                                                                       |

#### Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Grade II  
Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Conservation Officer**

Under the original permission/listed building consent it was reluctantly agreed that the existing stack would be retained above roof level and structurally supported beneath to allow removal of the chimney breast. The architectural interest is primarily the external appearance. The applicant's wish, articulated in these applications is rather than to support in situ, to construct a stack matching the detail of the existing as part of the new build. This application follows on site discussion. This is not something I would normally accede to, but in this instance there are practical benefits and the present townscape and architectural interest will be maintained, albeit in a slightly revised form.

In allowing demolition of the current stack, it is essential that the replacement is built to compensate so the architectural interest is maintained. There is every likelihood of this being done, but for the avoidance of doubt I am recommending the imposition of the following condition.

#### CONDITION:

Prior to the demolition of the present stack a photographic record shall be made and retained as a reference for its reconstruction. The replacement stack shall be constructed to match exactly the existing detail to the satisfaction of the local planning authority prior to the occupation of unit **XX**. Reason: To ensure the present contribution the chimney stack makes is reflected in the rebuilt chimney to maintain its contribution to the building's architectural interest and wider townscape value.

### **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 16

Number of site notices: 1.

Statutory advertisement: 16/08/2013

Number of representations received:1

**Summary:**

Imposing on skyline. Too close to property and tall.

**Comment:**

The impact on neighbours is considered in part 7 of this report.

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact on the character and appearance of the Listed Building and area
- (iii) Impact on neighbouring residents

(i) Principle of development

7.2 The site lies within the built up area and the proposal represents a modest alteration to the extension replacing a chimney proposed to be demolished on the Listed Building. Subject to the impact on the Listed Building and other development control criteria (considered below) the proposal is considered acceptable in principle.

(ii) Impact on the character and appearance of the Listed Building and area

7.3 The proposal involves the demolition of the existing chimney on the listed building. The removal and re-instatement of the feature on the new extension has been carefully assessed by the Conservation Officer. He concludes that '*in this instance there are practical benefits and the present townscape and architectural interest will be maintained, albeit in a slightly revised form*'. It is important that the new chimney replicates the existing and a suitable condition is therefore recommended. In the wider context the retention of the external chimney feature on the building is considered to be an asset in townscape terms.

(iii) Impact on neighbouring residents

7.4 The replacement chimney would be on the south side of the extended building. The main impacts are considered to be to the properties to the south in Brunswick Gardens (an objection has been received from No.16).

7.5 There is a change in level between the application site and the properties to the south which would result in the chimney being more prominent from the properties to the south than would otherwise be the case. Notwithstanding this the feature has a very

limited mass and bulk and would still be set in excess of 25m from No.16, beyond a car parking area and access drive. As it is sited to the north of the properties there would be no impact on light. It is not considered that the proposal would result in an unneighbourly impact. It is understood that the chimney would not connect to fire places below.

## **8 Conclusion**

- 8.1 In conclusion, the proposed repositioning of the chimney stack is considered to have an acceptable impact on the character and appearance of the Listed Building and the wider area. It would have a limited and acceptable impact on the residential amenities of nearby residents. Planning Permission can therefore be recommended.

## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00734 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.  
**Reason:** To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement

Location and Block Plan Drawing Number CFA/FULL/04

Location and Block Plan Drawing Number CFA/FULL/C2

Elevations Drawing Number CFA/FULL/C1

Site Survey Drawing 1 of 1

Existing Floor Plans, Proposed Floor Plans Plot 3 Drawing No CFA/FULL/CH1

**Reason:** - To ensure provision of a satisfactory development.