

Application No. APP/13/00734 & /00755/LBC

**Address: Former Bedhampton Arts Centre, 29 Bedhampton Road,
Havant PO9 3ET**

Comments

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.

John Townsend
Conservation Consultant
30/08/13