

DELEGATED OFFICER REPORT

PROPOSAL	Demolition of shared chimney stack between numbers 2 and 3 School Lane.
LOCATION:	2 & 3, School Lane, Emsworth, PO10 7ED
REFERENCE NO:	APP/26/00011
APPLICANT:	Ms. Alexandra Ehrmann
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/02/2026
APPLICATION EXPIRY DATE:	23/03/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The application site is located on School Lane and is within the Emsworth Conservation Area. The application site comprises a pair of semi-detached, traditional style properties of brick and tile construction. The pair of dwellings feature a chimney stack, with external pots, at either end and in the centre.

2. Planning History

APP/25/00776-Demolition of existing conservatory and outhouse. Proposed extension in courtyard. Alteration of existing roof at rear of property to allow for pitched roof for new extension - PERM Nov 2025

3. Proposal

Demolition of shared chimney stack between numbers 2 and 3 School Lane.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum

No response received

Chichester Harbour Conservancy

Recommendation – Objection, contrary to Policy CS11 of the Core Strategy, DM20 of the Site Allocations DPD and Policy h1 of the Emsworth Neighbourhood Plan. A site visit was made 9.2.2026 and regard had to the policy framework* below. Pair of red-brick semi-detached houses on north side of street characterised by a mixture of architecture and ages of buildings.

Within Chichester Harbour National Landscape and Character Area A of the Emsworth Conservation Area.

Apart from these properties and more modern housing opposite, no other buildings appear to have chimney stacks.

I note from the submitted statement by Macro Micro Architects, at page 4, the following words –

“The area retains a strong sense of place, reinforced by a high level of architectural consistency, the use of traditional materials, and the retention of original features.
Collectively, these elements contribute to the special interest of the Emsworth Conservation Area and its enduring appeal as a historic coastal town”

(CHC emphasis).

I also note from p. 12, that removal of the subject chimney stack is being justified –

“... to resolve structural constraints and long-term maintenance concerns...”

However, there is no detail presented of these ‘structural constraints’. I note that from the floor plans, no internal chimney breasts are being removed from rooms.

I also note the retention of chimney stacks is a desired aspiration within the Emsworth Design Statement, which backs up Policy H1 of the Emsworth Neighbourhood Plan and CS11 of the Local Plan and DM20 of the Site Allocations DPD..

Only the chimney stacks on the party wall are proposed to be removed, those at the end/side elevations being retained.

However, without detailed structural engineer comments as to why it is essential that the chimney stack be removed and cannot be repaired, Conservancy Officers are unable to support the proposals at this time.

Case officer comment : The applicant has supplied the following information in regards to the structural integrity of the chimney –

1. Our response addresses the key concerns raised and confirms how the proposal fully respects both the character of the Emsworth Conservation Area and relevant local policies.

1. Structural Condition – The Chimney Stack Is Unsafe and Beyond Repair

2. The shared central chimney stack is in poor structural condition and is no longer stable.
Bricks have deteriorated, mortar has failed, and the stack is visibly leaning and cracking. The condition presents a clear safety risk to both properties and to the public realm.
3. Specialist inspection has confirmed that reconstruction would require near-total dismantling, making repair impractical and non-viable as a conservation option. The chimney stack stands underneath chimney breasts of defunct, unusable former fireplaces in both storeys of both properties.
4. The failing structure is actively causing:

2. The Chimney Is Causing Damp Penetration and Ongoing Damage to No. 2 & 3:

- Water ingress
 - Internal damp patches
 - Damage to ceilings and walls within No. 3
5. Rainwater is penetrating through degraded masonry and flaunching, with moisture tracking down the internal chimney breast. This has led to repeated repairs and ongoing deterioration. As there are no usable fireplaces supporting the chimneys and, therefore, no regular heat passing through them, dampness has penetrated the bricks and mortar throughout. Removal of the stack is now the only realistic solution to prevent further damage and ongoing expense for the occupants.

3. Internal Chimney Stacks Are Being Removed

Apologies if the planning application did not make this clear enough: Both properties are removing the internal chimney breasts associated with this shared stack.

6. In No. 2, the ground-floor breast has historically been removed, so the shared stack no longer has full structural support below. This significantly increases the risk of collapse and further justifies full removal.
7. The proposal, therefore, represents essential remedial works, not an aesthetic alteration.

4. The Historic Character of the Buildings Will Be Retained

8. We understand and respect the importance of chimney stacks in the Emsworth Conservation Area. For that reason:

We are retaining the original historic chimney stacks located at the outer ends of both houses.

9. These two remaining stacks:
 - Preserve the traditional silhouette
 - Retain the established architectural rhythm
 - Maintain the visual contribution the chimneys make to the streetscape
10. Removing only the central shared stack, which is unsafe and actively damaging the properties, strikes the right balance between heritage conservation and essential structural safety.

The resulting appearance remains entirely in keeping with the established character of the area. The Heritage Officer acknowledge this, by saying, "Given that the other existing chimneys would remain in situ, thus retaining the character of the properties. Overall therefore, it is considered that the proposal would meet the requirement of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan"

5. Compliance With Policy and Conservation Principles

11. *This approach supports the aims of:*

- *Policy H1 of the Emsworth Neighbourhood Plan*
- *CS11 and DM20 of the Local Plan*
- *Emsworth Design Statement (retention of significant features where feasible)*

12. *We note the Conservancy's comment that "no internal chimney breasts are being removed". This is incorrect. They are being removed (with part already removed in No. 2), which directly affects the structural viability of the shared stack.*

13. *Given the documented safety concerns, water damage, and lack of structural support, retaining this one chimney is neither feasible nor appropriate, whereas retaining the outer chimneys ensures the historic character remains intact.*

6. Conclusion

14. *The proposal delivers:*

- *A safe solution to an unstable and unsupported chimney*
- *Prevention of further damp-related damage*
- *Removal of a feature that cannot be repaired without full rebuilding*
- *Full retention of the historic appearance of the pair of cottages through the preserved end chimneys*

15. *The application is therefore a balanced, heritage-led and safety-driven response to a clear structural problem and does not undermine the architectural value of the Emsworth Conservation Area.*

16. *We respectfully request that, with this clarification and supporting justification, the Conservancy reconsider its objection. I look forward to hearing further.*

Case officer comment : Further comment received from the Chichester Harbour Conservancy

In view of Alex Ehrmann's additional information in his email dated 10 March 2026, Conservancy Officers now fully understand the structural condition of the building and withdraw its objection dated 5 March 2026. This is subject to the roof being made good with matching roof and roof ridge tiles.

Conservation Officer

The proposal is for the removal of the central, shared chimney stack which sits at the joined roof section of the pair of properties. The chimney has become structurally unstable and its rebuilding is not considered to be viable in terms of cost and long-term maintenance.

The removal of the chimney would result in the loss of a historic architectural feature from the conservation area, which would amount to a low level of less than substantial harm. However, the other chimney stacks which are positioned at the outer edge of each roof, would remain in situ, which would retain the historic appearance of the pair of cottages and their contribution to the special character of the CA.

Overall, it is considered that the very low level of harm, would not justify a refusal of the application, given that the other existing chimneys would remain in situ, thus retaining the character of the properties. Overall, therefore, it is considered that the proposal would meet the requirement of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

Conclusion

NO OBJECTION

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		11/02/2026	05/03/2026	Is in conservation area
Press Advert		30/01/2026	20/02/2026	Is in conservation area

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 11

Material planning considerations are addressed in Section 7.

7 Planning Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

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ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable
Conservation Area : Emsworth

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) Appropriateness of design and impact on the character of the area/
Emsworth Conservation area and Chichester Harbour National Landscape
- (ii) Effect on neighbouring properties
- (iii) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.

7.3 As the site lies within Emsworth Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Appropriateness of design and impact on the character of the area/
Emsworth Conservation area and Chichester Harbour National Landscape

7.4 This proposal comprises the removal of the shared chimney between Nos. 2 and 3 School Lane. It is understood that the chimney has been deemed structurally unsafe and is therefore required to be removed.

7.5 The building is located on School Lane which filters off Bridgefoot Path, adjacent to the Mill Pond and within both the Emsworth Conservation Area and Chichester Harbour National Landscape. The chimney is visible from the public realm and is one of varying styles of chimney within this section of the Conservation Area. For this reason Havant's Conservation Officer has been consulted and has no objection to make to the removal of the chimney , with the following comments to make :

'The proposal is for the removal of the central, shared chimney stack which sits at the joined roof section of the pair of properties. The chimney has become structurally unstable and its rebuilding is not considered to be viable in terms of cost and long-term maintenance.

The removal of the chimney would result in the loss of a historic architectural feature from the conservation area, which would amount to a low level of less than substantial harm. However, the other chimney stacks which are positioned at the outer edge of each roof, would remain in situ, which would retain the historic appearance of the pair of cottages and their contribution to the special character of the CA.

Overall, it is considered that the very low level of harm, would not justify a refusal of the application, given that the other existing chimneys would remain in situ, thus retaining the character of the properties. Overall, therefore, it is considered that the proposal would meet the requirement of S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.'

7.6 The Chichester Harbour Conservancy have also been consulted and initially objected to the removal of the chimney pending additional justification via details from the Structural Engineer to confirm the requirements for its removal. This has been provided by the applicant and the Chichester Harbour Conservancy have subsequently removed their objection pending that the roof be made good with matching roof and ridge tiles.

7.7 The above has been considered and it is deemed that, on balance, the removal of the chimney in this particular instance would not cause irreparable harm to the character of the Conservation Area and the Chichester Harbour National Landscape.

(iii) Effect on neighbouring property

The proposal would not have an adverse effect on the occupiers of neighbouring properties.

(v) Biodiversity Net Gain

7.8 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

8.1 It is considered that the removal of the chimney would not be harmful in the wider Chichester Harbour National Landscape and would conserve the character and setting of the Conservation Area and would not have an adverse effect on the occupiers of neighbouring properties.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/26/00011

Conditions

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Existing and proposed block plan uploaded on the 26.01.2026
Location plan uploaded on the 26.01.2026
Proposed elevations uploaded on the 07.01.2026
Proposed floor plans and roof plan uploaded on the 07.01.2026
Design and Access Statement Macro Micro Architects December 2025

Reason: To ensure provision of a satisfactory development.

3 The roof shall be made good with materials to match, in type, colour and texture, those of the existing roof so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues after the initial site visit,