

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01730/LBC	Raise existing chimney stack.	Blarney Hollow School Lane Rushden Buntingford Hertfordshire SG9 0SG

Submitted Plan Nos

Existing Elevations Proposed Elevations Location Plan

HE1 Designated heritage assets

SECN16 Conserve + enhance historic environment

2.0 **Site History**

2.1 N/A

3.0 **Representations**

3.1 **Conservation Officer** – See below

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Blarney Hollow is grade II listed and is located within the Rushden Conservation Area next to the entrance to the churchyard of St Mary's Church (grade II*). Both the building and area are Designated Heritage Assets for the purpose of applying the aims of Section 16 of the NPPF. The list entry reads as follows:

House. C17, extended C20. Timber frame on brick base, rendered. Thatched roof. 2 cell lobby entry. 1 storey and attic. Central plank door, flanking 2 light casements, flush timber frames, leaded lights, slightly larger similar casements in attic with tiles below sills, eyebrow thatching. Cross axial central ridge stack. Left end steeply pitched roof with exposed purlins, attic casement. Extended by 2 bays to right in C20, projecting forward with higher ridge and shallower pitch. To far right projecting at right angles is an C18 or C19 1 storey outbuilding, now attached, weatherboarded gable end.

4.2 **Proposal**

4.2.1 Listed Building Consent is sought to raise the existing chimney stack height to a height 1.8m above the ridge line.

4.2.2 The existing stack will be taken down to the oversailing or corbelling courses after careful removal of the chimney pot. The stack will be raised in matching handmade red brick so that there is 1800mm above the ridge. This is to ensure compliance with current

building regulations and insurance requirements. The chimney stack will be finished in Handmade English Red Brick.

4.3 **Key Issues**

4.3.1 The key issue in this case is the proposed developments impact upon the character and appearance of the designated heritage assets.

4.3.2 The site is within a Conservation Area and the property is Grade II listed. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in the exercise of planning powers in conservation areas “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. In terms of listed buildings Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that where considering whether to grant planning permission for development which affects a listed building, or its setting special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses.

4.3.3 The Council’s Conservation Officer provided a formal comment on the 29th October 2024, considering the impact of the proposal upon the Conservation Area and the listed building. The following conclusion has been lifted from that report:

*“I raise **NO OBJECTION** on the basis that the proposal will satisfy the provisions of Sections 16(2) (LBC only), 66(1) (FP only) and 72(1) (both) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the NPPF and the aims of Policy HE1: Designated Heritage Assets, of the North Hertfordshire Local Plan 2011-2031.*

4.3.4 Consultation with the Conservation Officer has provided wording for three conditions, covering the dismantling of the existing stack and a conditions that deals with the external materials used on the proposed stack, which are to be Handmade English Red Brick, which is considered reasonable and have been agreed.

4.4 **Conclusion**

4.4.1 The proposed development is acceptable in heritage terms, in accordance with Policy HE1 of the Local Plan and Section 16 of the NPPF.

4.5 **Alternative Options**

4.5.1 N/A

4.6 **Pre-commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That listed building consent be **GRANTED** subject to the following conditions:

1. The work to which this consent relates shall be begun by not later than the expiration of the period of 3 years from the date of this notice.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The existing stack shall be dismantled to the oversailing course and no lower unless the oversailing course itself also requires removal in which case this shall be reinstated in the rebuild as per the existing chimney stack detail.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

3. The brick type to be used in rebuilding the chimney stack shall be as per the sample Handmade English Red Brick in the photographs attached to email dated 5 November 2024, unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 November 2024	

