

North Hertfordshire District Council

Building Conservation comments

File Ref: 24/01729/FPH & 24/01730/LBC

Date: 29/10/2024

Planning Officer: AHD

Address: Blarney Hollow, School Lane, Rushden, Buntingford, Herts SG9 0SG

Subject: Raise existing chimney stack.

1.0 Recommendation

- 1.1 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.

2.0 Context

- 2.1 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.

3.0 The Local Plan and NPPF

- 3.1 Policy HE1 of the North Hertfordshire Local Plan 2011 – 2031 is relevant as are the following paragraphs of the NPPF:

- **200** (local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting)
- **203** (desirability of new development making a positive contribution to local character and distinctiveness),
- **205** (great weight should be given to the asset's conservation),
- **206** (clear and convincing justification), and
- **208** (harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use).

4.0 The Proposal

- 4.1 The submitted Statement of Significance says:

Project

The project is to raise the central chimney stack in matching red brickwork pointed in

hydraulic lime mortar, using a gritty aggregate to match the existing. 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. The existing chimney pot will then be re-fixed.

The chimney will be lined internally with a twin walled stainless steel liner to be able to be fit a wood burner in the existing open hearth beneath. It is now an insurance requirement for either open fires or wood burners to have a chimney stack which extends at least 1800mm above the ridge line to prevent fires.

Without this work being carried out insurance cover will only be provided if the fireplace is prohibited from use either as a wood burner or an open fire. To heat period cottages such as this it is essential to have a heating source rather than relying on oil fired central heating.

Frequently it is found that historic chimney stacks are built in lime mortar, and many are parged internally with a mixture of lime mortar containing straw. Again, frequently many historic stacks have structural timbers embedded in the stack where the stack has been used for structural support.

It is essential that the flue is lined where possible with a rigid twin wall flue rather than a flexible flue so that the flue does not touch the sides of the brickwork where possible.

Design & Access Statement

The design of the chimney stack will follow the existing pattern of the stack and will be traditional in format using handmade red bricks pointed in lime mortar. The stack will be raised to an adequate height to allow for replacement of the ridge when the thatch is recovered in the near future.



5.0 Suggested conditions

1. Standard LBC time condition.
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 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. Details or sample of the brick type used to increase the height of the stack shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby

consented. Thereafter, the stack shall be constructed in accordance with the approved brick type.

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.

Mark Simmons
Senior Conservation Officer