DELEGATED DECISION REPORT

SMD/2018/0598 **Valid 25/09/2018**	**PORTLAND GRANGE** **PORTLAND STREET** **LEEK**	**INSTALLATION OF SMOKE SHAFT CHIMNEY ON EXISTING RETAIN FACADE, SITUATED WITHIN THE RETIREMENT LIVING ACCOMMODATION DEVELOPMENT** **(FULL - MINOR)**

MAIN ISSUES

- Design - impact on the retained Queen Street façade and character and appearance of the area

DESCRIPTION OF SITE

This application relates to the McCarthy and Stone development at Portland Mill in Leek which is currently under construction.

In brief the approved plans show two smoke vents flush with the roof on the retained Queen Street façade. However it became apparent to the developer once on site that in order to meet Building regulations this was not sufficient and other options ad therefore to be considered. These are described in the submitted Planning Statement and include a smoke shaft or external wall vents both on the retained Queen Street elevation/roof. A third option of siting a smoke shaft on the other roof slope i.e facing Buxton Road was also considered. For reasons set out in the Planning Statement and an e-mail from the applicant dated 15th November, the only option that minimises visual impact and meets with Building regs is the proposal for installation of a smoke shaft on the retained Queen Street elevation. This full application therefore seeks permission to secure this.

PROPOSAL

The vertical smoke shaft is situation on the retained Queen Street roof mid way along. It would sit behind the parapet wall approximately 2.5m in. It extends at its maximum to a height of 2m above the roof plane; 0.5m above the ridge. It has dimensions of 2.4m x 1.8m. Its height is at 209.2m compared to the existing chimney at 210.19m i.e. one metre lower. Its size as noted above is dictated by Building regs. To reflect local vernacular it is to be constructed of brick with over sailing courses and some projecting brick detailing. It is designed to have the appearance of a large chimney.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0165 Full permission for Retirement living accommodation (49 units) / Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 12th November 2018
Neighbour consultation period ends: 18th October 2018

Public Comments
None received

Town / Parish Comments
No objection provided not unneighbourly

Conservation Officer
Feels rather compromised but considers there are some redeeming features including relatively restricted public views, the fact that it has been designed to look like a chimney with appropriate detailing and that the end section of the mill adjoining Brunswick Street had two chimneys on the ridge; the one on the gable is still extant and the base of the second is still extant and is very close to the proposed shaft.

OFFICER COMMENTS

As noted above various options for the disposal of smoke from this part of the building have been considered and discussed with Officers before submission of the application. The proposal to install a smoke shaft on the retained Queen Street façade is very much a compromise position. However views of it will be relatively limited, with it being most prominent from the courtyard to Queens Mill on the opposite side of the street where views will be directly towards it. From the lower part of Queen Street views will be obstructed by the bridge and falling ground levels and from the upper part of Queen Street there will be limited views. Here it will be

partly obscured by the front parapet. In addition the shallow roof pitch and set back of the structure should minimise the impact in these views.

The shaft has been designed to appear as a brick chimney with over-sailing courses and some projecting brick detail. The Conservation Officer notes that the end section of the mill adjoining Brunswick Street had two chimneys on the ridge; the one on the gable is still extant and the base of the second is still extant and is very close to the proposed shaft.

Weighing all these matters in the balance and having regard to the fact that this is not a Listed building, nor is the site within a Conservation Area, it is considered that the shaft, whilst large would not be so visually harmful as to warrant refusal of the application. A recommendation of approval is therefore made.

OFFICER RECOMMENDATION : Approve with conditions

Case Officer: Jane Curley
Recommendation Date: 19th November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council