DELEGATED DECISION REPORT

SMD/2022/0123 **Valid 10/03/2022**	**7 LEIGH HOUSE DAINTRY STREET LEEK**	**AMENDMENTS TO ONE EXISTING CHIMNEY STACK.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of a Conservation Area

DESCRIPTION OF SITE

The site is within the development boundary of Leek and lies to the south-west of the town centre. It comprises a large detached Victorian residence facing Dainty Street, a cul-de-sac to the west and this is the last dwelling on the left when turning onto the street. At the ned of the cul-de-sac, a private track runs along the south side of the site and along the rear boundary where it serves garage areas and the backs of the other houses on Daintry Street (also Victorian dwellings). There are modern bungalows to the south side facing the track and also on the opposite side of the street to the west. There are also houses to the rear (east) of the site to other side of the rear track. The site is in a Conservation Area, the boundary of which runs along Daintry Street and excludes the more modern development to the west of it.

PROPOSAL

This is a full householder planning application for works to one of the five chimney stacks on the dwelling, the largest and which sits on the left roof-slope when facing the front of the house. A Design, Access and Heritage Statement has been submitted which describes the works as follows:

"The proposed alteration to one chimney stack on the rear of the property is to convert it from the existing side exit design to a conventional top exit with a chimney pot. The property had 5 chimney stacks either single, double, or triple exists. Two of the five have side exits, the remainder have top exits with chimney pots. The proposal is to remove the top courses of brickwork from the triple side exist chimney, found towards the rear of the building, down to the existing stone plinth course and install three reclaimed chimney pots, to match the existing, in its place. The overall height of the stack will not change. The height of the chimney pots will compensate for the height lost from the removal of the masonry. The stone plinth course shall be retained and will top the new stack."

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

DC2 – The Historic Environment

NPPF (Revised July 2021)

Sections 12 (Design)and 16 (Historic Environment).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Planning permission was granted earlier this year for works to the rear elevation including insertion of lantern on a flat roof, insertion of new windows elsewhere and the creation of a rear parking area off the private track.

CONSULTATIONS

Publicity

Site Notice expiry date: 3.5.22
Neighbour consultation period ends: 3.5.22
Press Advert: 22.3.22 (as the site is in a Conservation Area).

Public Comments

None.

Town / Parish Comments

“Approve.”

OFFICER COMMENTS

The works to the chimney, involving three new traditional chimney plots placed in a row, replacing a more modern feature at the top of the chimney stack (and not resulting in any real change in the overall height of the chimney), would to some degree replicate the tops of the other four chimneys and is more in keeping with the character and appearance of the Victorian residence and as a result would amount to the protection and enhancement of the character and appearance of a Conservation Area. It would not lead to any other environmental impacts.

The drawings also show other works to the dwelling which were recently approved under a separate planning application.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the Conservation Area or the environment and amenities of the area in general and would therefore comply with the Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 5.5.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council