

DELEGATED DECISION REPORT

SMD/2025/0044
Valid 10/02/2025

FAIRVIEW COTTAGE
KNIGHT LANE
ALTON

LISTED BUILDING CONSENT
FOR THE REPLACEMENT OF
COMPO COLLAR AND
REINSTALLATION OF
EXISTING CHIMNEY POTS.

(LISTED BUILDING CONSENT -
ALTERATION)

MAIN ISSUES

- Heritage – Listed Buildings
- Alton Conservation Area

DESCRIPTION OF SITE

The building is Grade II listed and is within the Alton conservation area.

Existing chimneys to Listed Building (List no.1293573). Historic England List Description: "ALTON C.P. DIMBLE LANE (West side) SK 0642-0742 13/14 Fair View 3/1/67 GV II – House – Probably C17 with later alterations. Ashlar with herringbone tooling; plain tile roof with coped verges; brick ridge stack. Aligned east-west facing north. 2 storeys on basement; 3 windows, casements; basement door to right, ground floor door to left approached by flight of stone steps. Included for group value."

PROPOSAL

The application is for Listed Building consent to repair a leaking chimney and install chimney cowls to prevent further water ingress and damage to the building. The application says: "The chimney is currently leaking a substantial amount of water ingress in the attic and the bedroom below, resulting in damage to the internal wall and ceiling." A builder's report is quoted as advising that "the existing compo collar has failed".

The application says "The existing compo collar will be replaced with leadwork, adhering to the current BS6915 code of practice. This upgrade will not alter the visual appearance of the chimney stack. To ensure proper installation, some of the existing pointing will need to be removed to allow the new leadwork to be securely sealed in place. The existing chimney pots, which are currently unsafe and at risk of falling, will be securely refixed onto the crown. Caps will be added to the chimney pots to prevent water ingress and to deter birds." The applicant regards the changes to the leadwork and pointing as being 'like for like'.

In addition, removable chimney cowls are proposed selected to match the colour of the existing chimney pots.

Following some further inquiry by the case officer the applicant has confirmed by e-mail that in this case the reference to 'compo collar' is intended to refer to the lead work at the foot of the stack where it meets the roof – the flashing in other words.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
NE1 Biodiversity and Geological Resources

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

07/00796/LBC – replacement wooden windows – approved

13/00246/LBC – conversion of store into office/study and replacement of two doors to make windows – approved

CONSULTATIONS

Publicity

Site Notice expiry date: 18.03.2025

Neighbour consultation period ends: 17.03.2025

Press Advert: 26.03.2025

Public Comments

None

Town / Parish Comments

Alton Parish Council: no objections

SMDC Conservation Officer

The proposal would affect a Grade II Listed Building, which is situated in the immediate setting of the Lock Up (a Grade II Listed Building and Scheduled Monument) and within Alton and Farley Conservation Area.

Fairview Cottage (Grade II) is a 17th century house with later alterations. The building is constructed in stone with a tiled roof. The building is significant due to retention of historic fabric and plan form, association with the post-medieval development of the village and rural housing in North Staffordshire, illustrative vernacular construction and visual prominence on a corner plot within the village.

Immediately in front of Fairview Cottage is an early-19th century village lock up (both Grade II and Scheduled Monument). The building is a circular cell constructed in rock-faced stone and a domed roof. The significance derives from its association as a temporary prison, decorative exterior and historic association with the Earl of Shrewsbury.

The proposal would involve replacement of a compo collar with leadwork, some localised repointing as a result, replacement chimney crown, re-fixing of the existing chimney pots and installation of cowls to the pots following completion of other works.

The works would be minor in nature and there is clear justification in terms of repairing damage from water ingress and preventing further damage to the designated heritage asset.

In general, the proposal would have a negligible impact on the overall architectural and historic interest. Whilst it is noted that the new cowls would alter the appearance of the building, this would be a relatively minor alteration and the buff colour proposed would help minimise the visual impact. These features are also reversible and would not result in the loss of historic fabric.

The schedule of works mentions very localised re-pointing and replacement of the crown on the chimney stack. Clarification on the materials for these works would be required i.e. it is assumed lime based mortar would be used? [The case officer has discussed this with the Conservation Officer who has said it would be sufficient to make this a requirement by condition.]

Conservation Officer Conclusion: The proposal would likely have a negligible impact on the special architectural and historic interest of the Listed Building, meaning the work would comply with s.16 of the Act, Section 16 of the NPPF and policy DC2 of the Local Plan. There are no objections to the proposal from a conservation perspective but, as mentioned above, some clarification on the materials for the replacement chimney crown and any re-pointing would be required to ensure the materials are sympathetic to the traditional construction of the Listed Building.

OFFICER COMMENTS

Principle of Development

Subject to being appropriate in heritage impact terms the work can be considered acceptable in principle.

Design

The existing stack and pots are to be retained. The mortar base or haunching which retains the pots at the head of the stack is to be renewed. The applicant has confirmed by e-mail that this will be carried out using lime mortar without incorporating lead work. The Council's Conservation Officer has no objection to this subject to a lime mortar being used in the pointing which is referred to in application. This can be required by condition.

The proposed addition of cowls to serve as rain guards / bird guards to the top of the pots is new. The details have been provided in the submitted design and heritage statement. Again, installation in accordance with the details as submitted can be governed by condition.

Like-for-like lead flashing renewal is proposed at the base of the stack.

Heritage

The rain cowls are assessed by the Conservation Officer as an addition which would "alter" the building but in a minor and negligible manner which appears to suggest a finding of 'no harm'. If at the very least there were judged to be some very minimal harm as a result of this change it would constitute 'less than substantial harm' in the meaning of the NPPF. The justification for the work is clearly and convincingly stated in the application with evidence of the effects of water or damp penetration provided. Keeping out damp is important to maintaining the integrity of the Listed Building as a heritage asset and there is clear public benefit from doing so. This can be assessed as counter-balancing any heritage harm from the addition of the cowls.

CONCLUSION / PLANNING BALANCE

Subject to conditions to clarify the detailed specification of the work it would be appropriate to grant Listed Building consent. The work can be considered beneficial to maintaining the integrity of the building fabric and justified based on the problems as revealed in the application.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 07.04.2025

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

