

SMD/2025/0230

SMDC Heritage Conservation Officer – additional comments following necessary requested further information

28.08.2025

Yes, that sounds fine in terms of justification for the rebuilding of the chimney stacks and there would be no objections to the principle of this from a conservation perspective.

There is potential harm arising from the proposed works as a result of possible historic fabric being lost from the demolition (although from the photograph they don't look like historic handmade bricks, but difficult to tell with the paint over the top). In any case, the heritage harm would likely be minor to the significance of the Listed Building and negligible to the character and appearance of the Conservation Area. This would fail to satisfy s.16 of the Act and would result in 'less than substantial harm' to the designated heritage asset (par.215 of NPPF and policy DC2 of the local development framework), but at the lower end of scale of harm. There appears to be clear and convincing justification for these works (par.213 of NPPF).

For any consent granted, we would suggest the following conditions and/or the information agreed prior to determination:

- Following demolition of the two chimney stacks hereby approved and prior to the rebuilding of the replacement stacks, a sample of any new bricks required for the rebuilding of the chimney stacks shall be submitted to the Local Planning Authority within 3 months of the demolition and the brick samples shall be agreed in writing by the Local Planning Authority prior to the rebuilding. The works shall thereafter be undertaken only in accordance with the approved brick sample.

Reason: To ensure the proposed works takes the agreed form envisaged and to preserve the special architectural interest of the Listed Building.

- Prior to the rebuilding of the chimney stacks hereby approved, specific details of the mortar mix (for the pointing and flaunching) and specific details of the paint to be used in the rebuilding of the chimney stacks shall be submitted to and agreed in writing by the Local Planning Authority. The works shall thereafter be undertaken only in accordance with the approved details.

Reason: To ensure the proposed works preserve the special architectural interest of the Listed Building.

Megan Atkinson Conservation Officer