

Allied Design Associates

Architects and Planning Consultants

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3242.LA.SB.
10.03.21

Dear Sir/Madam,

24 Chalfont Road, Oxford OX2 6TH

Please find enclosed a householder planning application for removing a rear chimney to to a semi-detached house in a conservation area consisting of the following documents;

APP1
Certificate A
Drawings 3242/S01 & P01
CIL form
OS plan
Supporting photo
Fee to be paid by credit card via the planning portal

Design, access and sunlight statement

Background: No 24 is a semi-detached three storey Victorian house built in 1900 according to Tanis Hinchcliffe. Sited in the North Oxford conservation area, it has typical detailing of the area with sash windows, red brick walls with stone detailing and a red tiled roof. Untypically of North Oxford where side roads mainly run east/west, Chalfont Road runs north/south with no 24 located on the east side. The designer was H.W.Moore, the builder Capel and the first leaseholder Alfred Boffin, confectioner.

The semis, no's 22 & 24, have original rear narrow chimneys that served the original kitchen range and a subsidiary rear first floor bedroom. No 24's has been rebuilt in a modern brick above eaves level. The chimneys project from the rear elevation and become freestanding at the main roof verge. projecting 34 brick courses above the highest point of the verge intersection. No 24's has a single pot.

The applicant seeks to remove this redundant rear secondary chimney which is not visible from the road whilst he is doing roof repair work.

There were no previous planning applications on the OCC planning register before the current applications for alternative rear single storey extensions

CABE recommended framework

Use: When the kitchen range recess and first floor bedroom corner fireplace were removed previously, the chimney became a redundant structure

Layout: The removed chimney would be roofed over but still be evident on the rear brick elevation

Scale: Though tall, the chimney sits behind the main roof slope and is not a visible feature of the house from the front.

Landscaping: N/a

Appearance: The main shared ridge chimney would still dominate the house's profile from the road and the rear and the loss of the rear chimney, seen from a distance at the rear, would not harm the rear character of the house

Access: N/a

Sunlight: No planning issues raised by its removal

Yours sincerely,

Richard Kenton-Page
For Allied Design Associates

Director of Development
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