



ALTERATIONS TO EXISTING CHIMNEY

Lime Cottage, Horseshoe Lane, Ibthorpe, SP11 0BY

DESIGN, ACCESS & PLANNING STATEMENT INCLUDING HERITAGE

MARCH 2024

PREPARED ON BEHALF OF:

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SECTION I

INTRODUCTION

- I.1 The property at Lime Cottage is owned by Dr Pam Krist and she is the applicant.. Lime Cottage is Grade II Listed and is located within the Ibthorpe Conservation Area. The cottage has a thatched roof with a brick chimney stack with 3 clay pots. This statement is submitted in support of applications for planning and List Building consent for alterations to the chimney to raise its overall height to 1025 mm above the highest part of the roof.
- I.2 This statement deals with design, access, planning and heritage and should be read in conjunction with the following documents.
- Site Location and Block Plan Ref: I388/IPO1 scaled at 1:1250 and 1:500 respectively at size A3
 - Elevations plan as existing Ref: I388/PO2 REV A scaled 1:100@ size A3
 - Elevations plan as proposed Ref: I388/PO3 REV A scaled 1:100 @ Size A3
 - Biodiversity checklist

The Need

- I.3 The application is being made because the applicants' property insurers require that the top of the clay pots are a minimum height of 1 metre above the ridge of the thatched roof for an open fire. The minimum chimney height is required to allow more effective dispersal of hot and burning particulates emanating from the chimney pots which would minimise the risk of fire involving the thatched roof.
- I.4 Controlling and stopping a thatched roof fire is notoriously difficult. A thatch fire can lead to the loss of the roof and also to damage to other parts of the building resulting from smoke and fire degradation as well as from water used by the fire service to bring a fire under control.

- 1.5 The proposals would also provide the applicant with the opportunity to include a lead tray as part of the work to allow improved damp protection for the chimney stack and the internal living areas below.

Background

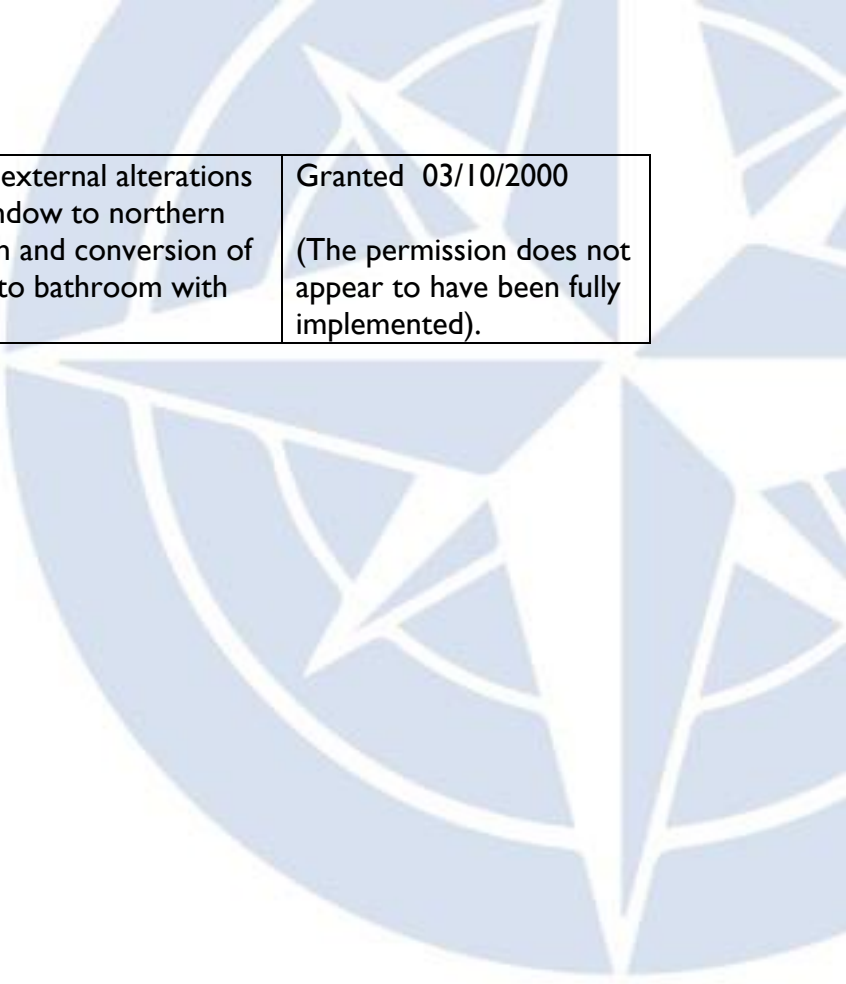
- 1.6 The author of the Heritage Statement submitted in support of previous applications Ref: 23/00824/FULLN (Alison Davidson Pg Dip Cons, IHBC) has consented to the applicants' including information, contained within that report, below and relevant to the applications for the current proposal for alterations to the existing chimney stack.

SECTION 2

PLANNING HISTORY

- 2.1 Notable planning history of the property is summarised in the table below:

Planning reference	Description	Outcome
23/00459/LBWN	Insertion of Limecrete floor to ground floor after lifting existing clay tiles, replacement of clay tiles once complete	Granted 17/04/2023
23/00824/FULLN	Replace front and rear garden gates, garden shed and oil tank, erect greenhouse in rear garden (part retrospective)	Granted 26/03/2024
TVN.LB.00776/2	Erection of single storey extensions to provide kitchen and shower/WC together with internal and external alterations.	Granted 10/05/2004
TVN.07933/1	Erection of single storey extensions to provide kitchen and shower/WC. Erection of detached garage with garden room/home office with WC and garden store.	Granted 10/05/2004



TVN. LB.00776/1	Internal and external alterations including window to northern end elevation and conversion of store room to bathroom with store over	Granted 03/10/2000 (The permission does not appear to have been fully implemented).
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SECTION 3

HERITAGE

3.1 In accordance with the National Planning Policy Framework (NPPF), the level of detail submitted in support of the applications is proportionate to the understanding of the potential impact of the proposals on the significance of the heritage asset and sufficient to allow the planning authority to make an informed decision.

3.2 Lime Cottage was listed Grade II in 1984 as follows:

Cottage. Late C18. Flint and thatch. 1 storey and attic, 2 above 3 windows. Roof ½-hipped to the south, hipped to the north. Flint walls with brick quoins and verticals, indicating changes. Casements. ½-glazed door, and another boarded door.

3.3 The property occupies a corner plot fronting on to the loop of Horseshoe Lane in the central part of Ibthorpe Conservation Character Area. The planning authority's Conservation Character Area appraisal, adopted in 2010, identifies the key characteristics of the central area include the following:

- Historic infill of the more open central space along the outer edges fronting on to Horseshoe Lane
- Twenty five listed buildings
- Strong boundary treatments – both man made and natural
- View out of the conservation area across open countryside to the south

3.4 The appraisal identifies the properties in Horseshoe Lane are 'lower key with smaller cottage type and variously placed within their garden plots'. Also that 'boundaries to the plots are generally hedges or low walls, with few modern close boarded fences, thereby retaining the rural intimate nature of this narrow lane'.

3.5 Lime Cottage is located within the westernmost third of the central character area at Ibthorpe. The appraisal identifies that, other than Banktree Farm (Grade II), other listed

buildings within this third of the central area are of 'simple cottage style and have developed within individual infill plots (located on the former farmyard and farmland area – author's addition) fronting on to Horsehoe Lane'. Lime Cottage is named (and photographed) in the appraisal document as representing one of a number of traditional vernacular cottages typical of the area.

- 3.6 The appraisal also identifies the application property is one of a number of cottage style listed buildings dating 'variously from the 17th to 19th centuries' and demonstrating 'a mix of the traditional vernacular local materials typical to this north Hampshire area, with timber framing, flint and brick, thatch and tile all represented'. Other listed properties in proximity to Lime Cottage include Ibthorpe Manor Farm (Grade II*) on the opposite side of the road.
- 3.7 The application property is a cottage of rural charm. It is a locally distinctive example of farm labourers' cottages constructed in the local vernacular of box timber frame with brick and knapped flint infill with long-straw thatched roof. A second timber front door indicates the cottage was originally two dwellings.
- 3.8 The cottage has an extensive and substantial thatched roof form which is fully hipped at the north end and half-hipped the south end. There are distinctive eye-brow dormer openings within the thatched roof and a single chimney stack located on the ridgeline in a more or less central location.
- 3.9 The cottage is set well back from the lane and within its garden plot. The property is served by a number of ancillary outbuildings including a modern garage and studio/home office on slightly higher ground to the north and a shed, summerhouse and greenhouse on higher ground to the west. The setting of the cottage is dominated by the large, modern extension to the rear of the neighbouring property at Jasmine to its west. The neighbouring property at 2 Horseshoe Lane to the south is one of a pair of semi-detached cottages of C19 construction. The properties in the surroundings, including the neighbouring bungalow at Jasmine and also Horseshoe Cottage and Manor Farmhouse on the other side of the lane, are served by substantial and distinctive brick chimney stacks.



Photograph 1 - the front (east) elevation and ancillary garage and studio/home office

- 3.10 The disused plank and batten door at the north-east end is of historic value. The front door, more centrally located, is a modern replacement. The windows are replacements but all are timber framed and most incorporate the local distinctive 'Hampshire bar'. The two windows serving the living room are older and oak framed.
- 3.11 The cottage has two modern single storey rear extensions. The one on the north-west end has a fully hipped roof and the pitch of the thatched roof has been extended over the one on the south-west end to form a low eave. Both extensions are distinguishable from the original cottage/s by the dark stained weather-board cladding.



Photographs 2 & 3 – showing the single storey rear extensions

- 3.12 There is a bulge of brickwork on the rear elevation in line with the central chimney stack. This would appear to be the external remains of bread ovens.

Summary of the Historical Significance

- 3.13 Lime Cottage is an attractive example of rural dwellings, originally built for poor farm labourers, and vernacular to the north Hampshire area. It uses local materials in a local style and whilst there are some modern alterations, it contributes to the architectural and historic interest of the area.

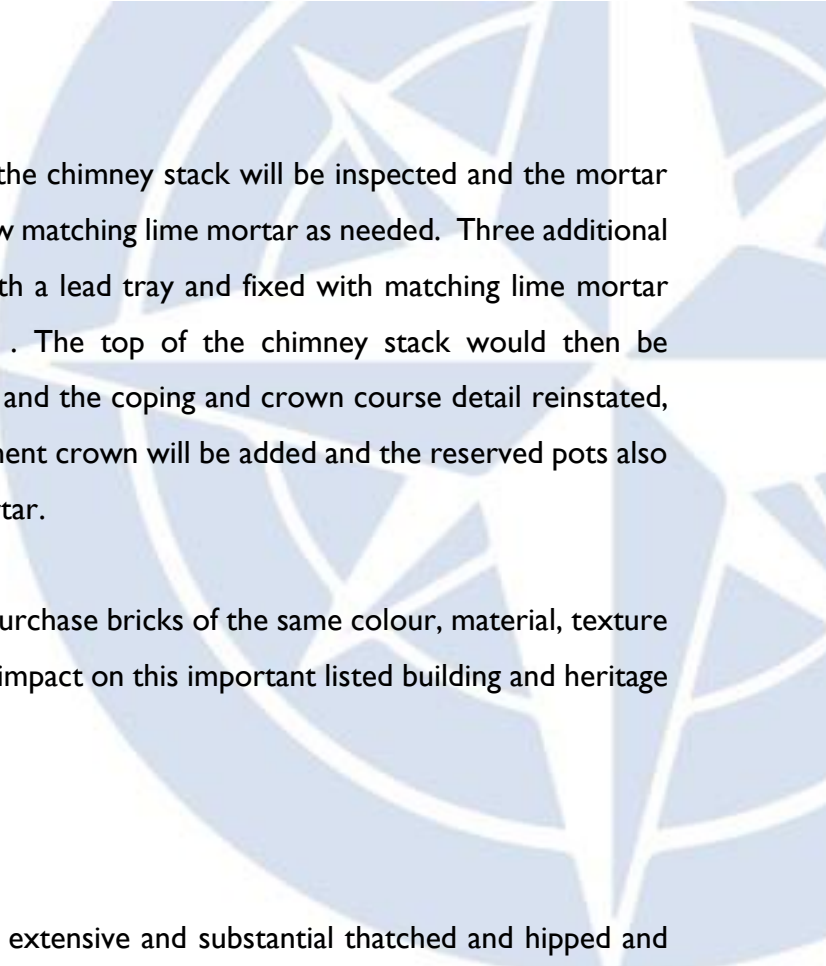
SECTION 4

DESIGN PROPOSALS

Amount

- 4.1 Plans and drawings are submitted for consideration and show the existing and proposed elevations of the cottage
- 4.2 There proposed alterations involve an increase in the height of the existing chimney stack.
 - The existing chimney stack has x3 clay chimney pots. The existing total height to the top of the clay pots is approx 800 mm above the highest part of the roof (the ridge).
 - The proposed alterations would increase the total height of the stack by approximately 225 mm to a total height of 1025 mm to the top of the clay pots
- 4.3 A record of the chimney stack and pots will be made before works commence. The work would involve carefully removing the pots, crown and coping course. The pots if possible, and if they still meet the current building regulations, will be carefully set to one side for re-use. The bricks from the crown and coping courses will be removed and cleaned for re-use.



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- 4.4 Once exposed, the top brick course of the chimney stack will be inspected and the mortar will be scraped out and replaced with new matching lime mortar as needed. Three additional courses of matching bricks, together with a lead tray and fixed with matching lime mortar would be added to the existing stack . The top of the chimney stack would then be reconstructed using the reserved bricks and the coping and crown course detail reinstated, again using limescale mortar. A new cement crown will be added and the reserved pots also reinstated again using matching lime mortar.
- 4.5 Every effort will be made to locate and purchase bricks of the same colour, material, texture and profile of the existing to reduce any impact on this important listed building and heritage asset.

Scale and appearance

- 4.6 The cottage, as existing, is served by an extensive and substantial thatched and hipped and half-hipped roof form. Whilst the proposals would increase the height of the chimney stack by approximately 27%, the alterations would be in keeping in scale and appearance with the existing chimney stack and roof form of the cottage.

SECTION 5

STATUTORY FRAMEWORK AND POLICY

- 5.1 Section 66 of the Planning (Listed building and Conservation Areas) Act 1990 requires that special regard be given to the desirability of preserving a listed building and any features of architectural or historic interest it possesses and its setting. Section 72 relates to Conservation Areas and requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 5.2 The NPPF was updated on 20 December 2023. Paragraph 205 of the NPPF requires that when considering the impact of development on the significance of a listed building, great weight should be given to its conservation. Paragraph 201 requires that planning authorities identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. Also, together with Paragraph 203, the paragraphs require that planning authorities should take such an assessment in to account when considering the impact of a proposal on a heritage asset and its use consistent with its long-term conservation.

Local Development Plan

- 5.3 Local Development plan documents relevant to the proposals include:
- Revised Local Plan policies adopted 2016
 - Hurstbourne Tarrant Village Design Statement (Ibthorpe at Chapter 9) adopted as a supplementary Planning document (SPD) on 07 April 2021
- 5.4 Relevant Local Plan policies include:
- a) Com2 – Settlement Hierarchy
 - b) E9 - Heritage

SECTION 6

ASSESSMENT AND CONCLUSION

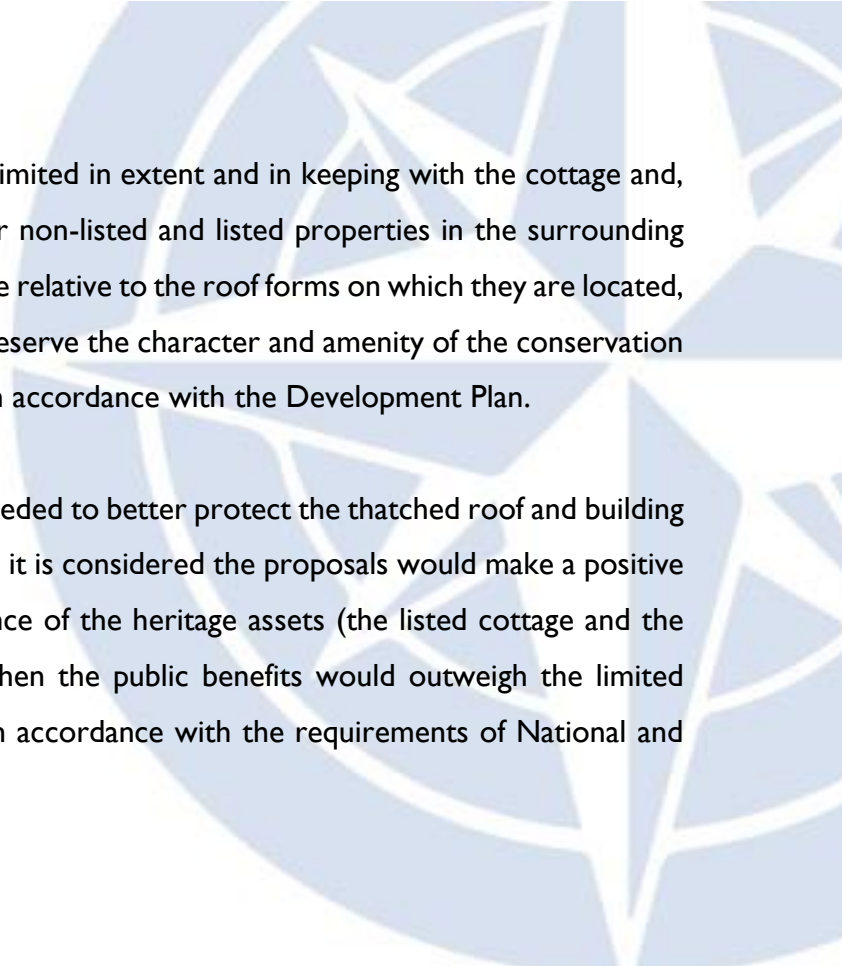
- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the legislative framework and the Development Plan, unless material considerations indicate otherwise. Relevant legislation and the Development Plan should be the starting point, and other material considerations should be taken into account in reaching a decision. In other words, the system is designed to be flexible so that permission can be granted where there are good reasons for doing so.

Principle

- 6.2 The application property is located within the settlement policy boundary where the principle of development is acceptable subject to the requirements of relevant legislation and planning policies.

Heritage Impact

- 6.3 It is considered that an assessment proportionate to the importance of the heritage assets has informed the proposals in accordance with the requirements of the 1990 Act, the NPPF and relevant Development Plan documents.
- 6.4 The application submission identifies the existing chimney stack is located on the ridgeline of an extensive and substantial thatched roof form. Given the proposals will use matching materials and re-use and reinstate the coping and crown brick courses and clay pots and would amount to a limited increase in the height relevant to the existing chimney and substantial thatched roof form on which it is located, it is considered the alterations would be in keeping with the character and amenity of the cottage and amount to a limited amount of less than substantial harm.

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- 6.5 As the proposed alterations would be limited in extent and in keeping with the cottage and, given that chimney stacks serving other non-listed and listed properties in the surrounding area are of similar construction and scale relative to the roof forms on which they are located, it is considered the proposals would preserve the character and amenity of the conservation area, streetscene and neighbourhood in accordance with the Development Plan.
- 6.6 Also, given that the height increase is needed to better protect the thatched roof and building from risk of fire and associated damage, it is considered the proposals would make a positive contribution to sustaining the significance of the heritage assets (the listed cottage and the conservation area) in the long-term, then the public benefits would outweigh the limited amount of less than substantial harm in accordance with the requirements of National and Local Plan policy.

Conclusion

- 6.7 The proposed alterations to the chimney form part of the applicants on-going work to sympathetically conserve the significance of the listed cottage and preserve it for future generations. Fire risk is always a concern where there is a thatched roof. The applicants must comply with the property insurers requirements for at least a metre high chimney for an open fire, in order to ensure the cottage is as fully protected from fire, smoke and water (the latter from fire fighting) damage as can be reasonably expected.
- 6.8 It is considered the proposed alterations are relatively modest when read in the context of the existing chimney and roof form as is the case of other properties in the surroundings and setting. The proposals would therefore be unlikely to have a discernible impact on the significance of the cottage or the conservation area in which it is located.
- 6.9 It has therefore been demonstrated that the public benefits of the proposals, which will better protect the property from fire risk and damage and conserve it for the long-term, outweigh the very limited harm and accord with legislative and national and local plan policy requirements. As such it is considered the Listed Building and Planning consents for the works should be granted and, indeed, there are good reasons for doing so.