

TO: CONSERVATION MANAGER
FROM: DEVELOPMENT MANAGEMENT

H26

APPLICATION DETAILS

APPLICATION NO: S120836/L
DESCRIPTION: Removal of Chimney stack and second floor unsupported chimney breast.
SITE: 6-7 Broad Street, Hereford, Herefordshire, HR4 9AE
APPLICATION TYPE: Listed Building Consent
PARISH: Hereford
GRID REF: OS 350923, 239961
CASE OFFICER: Mrs Angela Tyler

I have received the above application on which I would be grateful for your advice.
The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link:
<http://www.herefordshire.gov.uk/searchplanningapplications>

I would be grateful for your advice in respect of the following specific matters: -

X	Listed Building	Landscape interest
	Design comments	TPO/Trees
X	Setting of Listed Building	Ancient Woodland
X	Conservation Area	Historic Park/Garden
	Archaeology	Biodiversity Interest
	Scheduled Ancient Monument	Designated Habitat
	Setting of Scheduled A M	Amended Plans
X	AAI	Additional Info

Please can you respond by 20/04/2012 to planning_enquiries@herefordshire.gov.uk

Comments

It is not uncommon for chimney stacks to have been truncated at ground level in commercial buildings in order to free up floor space and thought was rarely given to how they were supported. In the case of 6-7 Broad St the chimney breasts have been removed at both ground and first floor levels, leaving only a vestigial stack at second floor and above. Martyn Peters' e-mail explains that the structural support for this is uncertain but is liable to be inadequate if, as seems likely, it is dependent on the timber second floor structure, which was not designed for the purpose. The options for either reinstating the chimney breasts at ground and first floor levels or reinforcing the second floor are highly disruptive both in terms of access and disturbance to the fabric of the building, and I concur with Martyn Peters' view that on balance, removing the potential threat is the most logical solution and that the loss of significance is acceptable.

Recommendation

No objection.

Signed: C A Partrick, Senior Building Conservation Officer
Date: 4/4/12