

Planning Applications Committee

11 September 2008

Agenda Number:	C2
Section/Area:	INNER
Ward:	THORPE HAMLET
Officer:	Sarah Platt
Valid Date:	25 July 2008
Application Number:	08/00632/L
Site Address:	Maids Head Hotel 20 Tombland Norwich NR3 1LB
Proposal:	Reduce height of damaged chimney stack.
Applicant:	Maids Head Hotel
Agent:	Crawley Studios

THE SITE

The Maids Head Hotel is located on the corner of Palace Street and Wensum Street. The chimney stack which it is proposed to reduce in height is located at the rear of the hotel on a flat roofed area between the basement car park and open courtyard.

RELEVANT PLANNING HISTORY

None

THE PROPOSAL

Reduce the height of damaged chimney stack by 330cm.

CONSULTATIONS

Advertised on site and in the press and adjoining properties notified in writing.

One comment has been received from The Norwich Society stating that the chimney should be repaired as it is a Listed Building.

PLANNING CONSIDERATIONS

Relevant National Planning Policy:

PPG 15 – Planning and the Historic Environment.

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Local Plan Policies:

HBE8 - Development affecting a Conservation Area

HBE9 - Development affecting a Listed Building

HBE12 – High Quality of Design

The chimney stack is thought to have been built around the 1930's but is no longer in use. According to a report written by the Consulting Structural and Civil Engineers and submitted with this application, the chimney stack is suffering from sulphate attack, evident in both the leaning and bowing twist which has affected the integrity of the brickwork from the inside of the chimney. This leaves it in a dangerous condition.

The proposal is to reduce the height of the disused chimney and remove the dangerous brickwork and therefore eliminate the risk. The height will be reduced by 330cm leaving a height of 210cm.

The reduction in height will not have a detrimental impact upon the Listed Building as the stack is considered to be of little significance. The chimney stack is not visible from the rear of the building and so there will be no detrimental impact on the surrounding Conservation Area. It is considered that as the chimney stack is of little significance, rebuilding or repairing is not required in this instance. All details have been agreed on site between the applicant and Design & Conservation Officers.

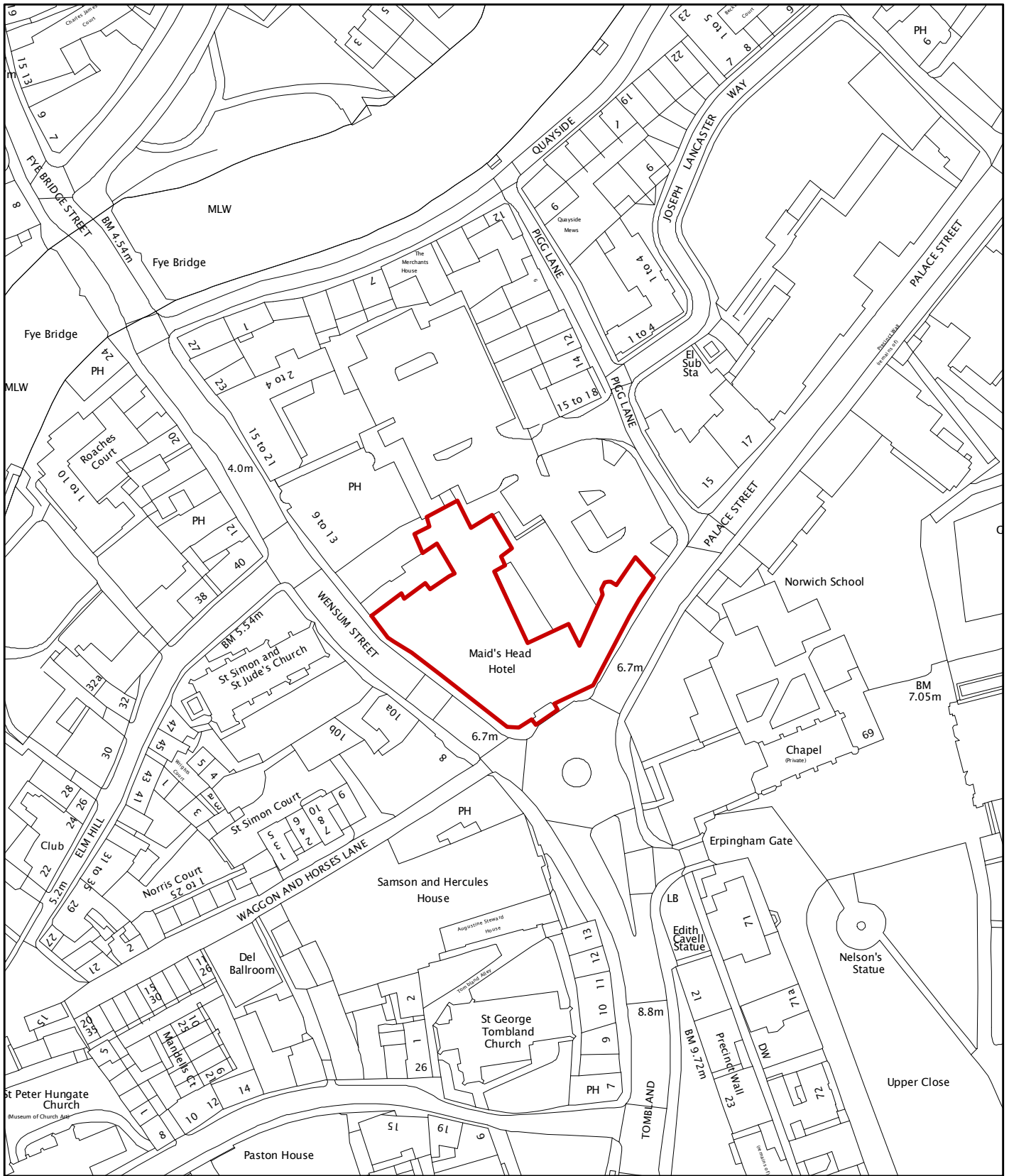
The reduction in height is therefore considered acceptable and in line with saved policies.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. The works must be commenced within three years of the date of this permission.
2. Any damage to the fabric of the building resulting from the carrying out of the works hereby permitted shall be made good, to the reasonable satisfaction of the Local Planning Authority in writing within six months.

(Reasons for approval: The reduction in height of the chimney stack will not have a detrimental impact upon the character or fabric of the Listed Building. The proposal is therefore considered to be in accordance with National Policy PPG15, Policy ENV7 of the East of England Plan (May 2008) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).



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 Site Address - Maids Head Hotel, 20 Tombland
 Scale - 1:1250



NORWICH
City Council

**DIRECTORATE OF REGENERATION
 AND DEVELOPMENT**

