

NON-MATERIAL AMENDMENT

2nd of January 2024

Dear Sir/Madam,

39 Temple Road, Buxton, Derbyshire SK17 9BA

On behalf of Mr and Mrs Bloomfield please find attached and below the relevant information describing the proposed non-material amendment to the consented scheme under application number HPK/2022/0513.

The proposed amendment is the removal of the existing chimney which is located adjacent to the proposed gable. The attached drawings illustrating the proposed change and below a description of the change and impact.

Notwithstanding this, the below illustrates that the removal of the chimney amounts to a non-material amendment, as it is considered that the chimney and the proposed removal does not amount to a material change.

CONSENTED SCHEME HPK/2022/0513

"The proposal includes a first storey extension above the existing attached garage and a single storey rear extension."

The information submitted under the above application has been included for your reference. These have not been updated to suit the amendment or the changes imposed under the conditions attached to the above consent.

PROPOSED NON-MATERIAL AMENDMENT

The proposed non-material amendment to the scheme consented on 16.02.2023 is the removal of the existing chimney.

The existing chimney is constructed of single skinned reconstituted concrete blocks. The chimney housed a single flue from a fireplace that has previously been removed on the ground floor. The chimney is redundant. The current chimney is allowing water down its structure and into the house.

REASONING

Below outlines the reasoning why the chimney is proposed to be removed.

- The chimney is currently leaking water into the property.
- The flashing and adjacent roof covering has been replaced and installed in line with best practice and the chimney is still leaking.
- The chimney will have to be rebuilt with a full drip tray to remove the water ingress.
- The chimney is a large thermal bridge into the property and makes a significant reduction in the thermal and air tightness performance of the house.
- The chimney is not a key visual attribute of the proposed scheme.



IMPACT ASSESSMENT

Within the attached previous design and access statement is the assessment of significant for conservation area and the contribution that the property provides. This notes:

“the house does not contribute positively to the conservation area and does not preserve the character of the conservation area. However, opportunities should be sort to enhance the design and overall appearance of the property. This provides the opportunity to consolidate the design and improve its contribution to the conservation area.”

Within the consented scheme the chimney is concealed between the proposed gable and smaller dormer, and is not prominent above the ridge line of the overall appearance of the property.

It is considered that the chimney does not provide a significant contribution to the character of the property under the consented scheme, and therefore to the overall contribution to the character of the conservation area. Which as a whole does not constitute a positive contribution to the conservation area.

- The chimney does not offer a significant contribution to the aesthetic of the property. It is below the ridgeline and is not see above the ridge line of the roof.
- The proposed extension and removal of the chimney will provide a more visually consistent appearance to the dwelling.
- This will consolidate the design of the house and therefore the aesthetic contribution of the house to the conservation area.
- The overall contribution to the conservation of the house is negligible.
- The loss of the chimney will not amount to a significant harm to the conservation area.
- Removal of potential water ingress issues and maintenance.
- Improved thermal performance.

The above demonstrates that the removal of the chimney amounts to a non-material amendment, as the chimney and the proposed removal does not amount to a material change.

Yours faithfully

Adam Swain-Fossey RIBA ARB For and on behalf of Swofa Architects LTD