

To / Ian Ansell
From / Fred Caillat
Date / 14th September 2022
Your ref / EPF/0611/22
Our ref /
File ref / 000583



Epping Forest District Council

ADDRESS // GRANGE COURT, 72 HIGH ROAD, CHIGWELL, IG7 6PT
PROPOSAL // GRADE II* LISTED BUILDING APPLICATION TO DISMANTLE AND REBUILD CHIMNEY STACK.

These comments are made in reference to the submission of additional documents -- 19483 Report_external chimney.A and PLANNING STATEMENT 11/03/2022 – Rev A – and should be read in conjunction with the previous conservation comments, dated the 5th May 2022 in which we requested the submission of a Heritage Statement to describe the significance of any heritage assets affected and understand the potential impact of the proposal on their significance, as required by para. 194 of the NPPF 2021. We also requested that clear and convincing justifications would be provided to support the proposed works, as required by para. 200 of the NPPF 2021.

No Heritage Statement has been provided yet. What impact will the work have on the historic fabric? Do the benefits to the structure outweigh the harm?

No clear and convincing justification for the intended works has yet been provided as part of this application. Please ensure that the following points are considered carefully:

- As advised by David Sleight Conservation, in A report on the condition of the brickwork on the property and recommendations for repairs: *“The cause of the instability of both chimney stacks must be established by a structural engineer. There could be a number of possible reasons for their instability.”* The submitted report, referred as 19483 Report_external chimney.A does not establish any causes for the cracks but only includes photographs showing cracks within the chimney stack.
- Also is movement still taking place? If yes, are the cracks monitored?
- How urgent is the work? Has the building become unsafe?
- Is there other alternative to the work proposed which involved less intervention? If the response is no, please explain why alternatives such as repairs and / or strengthening have been discounted.

Recommendations

In line with the above, we OBJECT to this scheme due to lack of information and justification for the proposed works. We strongly advise that the information requested should be provided by a specialist, skilled in the conservation of historical structures and sites and who is recognised by the Conservation Accreditation Register for Engineers (CARE).

This is supported by policy HC10 of our Local Plan and Alterations (1998 and 2006), policy DM7 of our Submission Version Local Plan (2017), and paragraphs 189, 194, 195, 199, 202 of the NPPF (2021).

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