



Planning Statement

(including Heritage Statement and Sustainability Statement)

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United in Purpose

Sidestrand Hall School, Sidestrand – Full Planning Application for demolition and rebuilding of chimney, including replacement of steel supports

Document information

Project name:	Sidestrand Hall School – Works to Chimney
Date:	23/05/2024
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Owner:	Estates – Planning
Client:	Norfolk County Council – Children’s Services

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1. Background / Introduction

- 1.1. Norfolk County Council (NCC) Children’s Services (the client) is seeking permission to demolish and rebuild part of an existing chimney on the Sidestrand Hall School main hall roof. The structure has been identified as being potentially unstable and a risk to the welfare of students, staff and visitors, particularly given its exposed location on the site and vulnerability to the elements. Planning permission is urgently required to allow the rebuild to be completed prior to when the schools heating will be required.
- 1.2. This Supporting Statement (including a heritage statement) has been prepared to accompany the planning application to meet a Regulation 3 Local List requirement. In line with the local list requirements, the statement includes the following relevant elements:
- *An outline of the principles behind the proposal and justification for the proposed development;*
 - *A description of the site and its surrounding context;*
 - *A review of planning policies including a description of the use, planning designations and physical constraints;*
 - *A description of the full scope of development;*
 - *A design statement detailing the proposed development layout and details of existing and proposed external building materials (further addressed in the submitted external materials palette);*
 - *An assessment against planning policy/explanation of how the proposed development accords with national and local plan policy (including a proportionate sustainability statement);*
 - *A proportionate Heritage Statement;*
 - *Details of pre-app consultation carried out before submission and subsequent changes made, if relevant;*
 - *Reasoned justification where pre-app advice has not been followed;*
- 1.3. Appendix 1 also outlines the other supporting documentation required to meet local validation requirements.

2. The Site and its Context

- 2.1. The site is located in the village of Sidestrand, in North Norfolk. The whole school site covers 6 hectares but the application site itself is 0.11 hectares. The surrounding development consists of a clifftop to the north, agricultural fields to the east, a church and residential properties to the south and further fields to the west.

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School site and its context (Source: GoogleMaps)

- 2.2. There is a single access to the site off Cromer Road. Car parking provision is located to both the north and the south of the site.
- 2.3. Sidestrand Hall School is a Special Educational Needs school which supports students aged 7-19. The chimney is situated on the main hall building to the north-west of the site. This building was constructed in 1860 and is of solid brick and flint construction with a slate roof. The building is both two- and three-storey in scale and provides a range of accommodation including teaching provision, a hall and dining hall on the ground floor, and offices and residential accommodation on the upper floors.

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Image of the existing chimney and steel supports

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3. Planning Policy Considerations

3.1. The Planning and Compulsory Purchase Act 2004 carried forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a planning led system of development control. Under Section 38 of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan for the area, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) last updated in December 2023 has reinforced this.

Development Plan Policy

3.2. The site falls within the North Norfolk District Council administrative area. In terms of development plan provision, this is provided by the Local Development Framework, including the Core Strategy and Development Management Policies Document (adopted in 2008), the Proposals Map and Site Allocations Plan (formally adopted in 2011).

3.3. The Core Strategy aims to provide a clear vision for how new development can address the challenges the district faces and where, when, how much and how new development will take place in the district up to 2021. The following policies are considered particularly relevant for the proposal:

- Policy SS1: Spatial Strategy for North Norfolk
- Policy SS2: Development in the Countryside
- Policy SS4: Environment
- Policy EN1: Norfolk Coast Area of Outstanding Natural Beauty and the Broads
- Policy EN2: Protection and Enhancement of Landscape and Settlement Character
- Policy EN3: Undeveloped Coast
- Policy EN4: Design
- Policy EN6: Sustainable Construction and Energy Efficiency
- Policy EN8: Protecting and Enhancing the Historic Environment
- Policy EN13: Pollution and Hazard Prevention and Minimisation
- Policy CT3: Provision and Retention of Local Facilities and Services

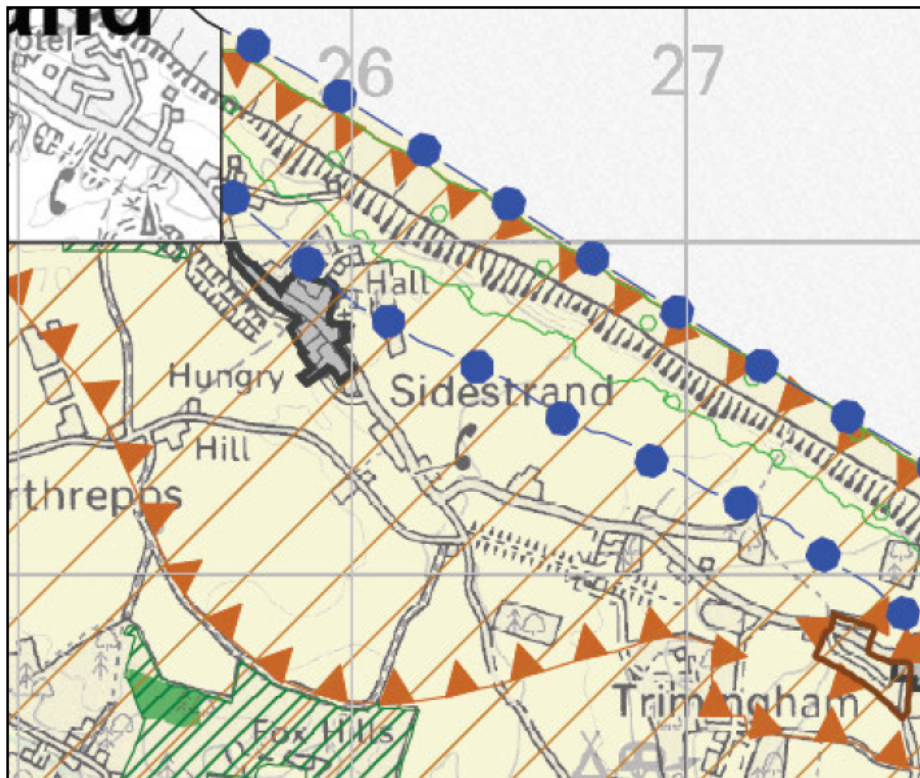
3.4. The new North Norfolk Local Plan 2016-2036 (Proposed Submission Version) completed its examination period in March 2024 and so the policies carry some weight. The following proposed policies are considered relevant:

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- Policy CC1: Delivering Climate Resilient Sustainable Growth
- Policy CC3: Sustainable Construction, Energy Efficiency and Carbon Reduction
- Policy CC13: Protecting Environmental Quality
- Policy ENV1: Norfolk Coast Area of Outstanding Natural Beauty & the Broads
- Policy ENV2: Protection and Enhancement of Landscape and Settlement Character
- Policy ENV3: Heritage and Undeveloped Coast
- Policy ENV6: Protection and Amenity
- Policy ENV7: Protecting and Enhancing the Historic Environment
- Policy ENV8: High Quality Design

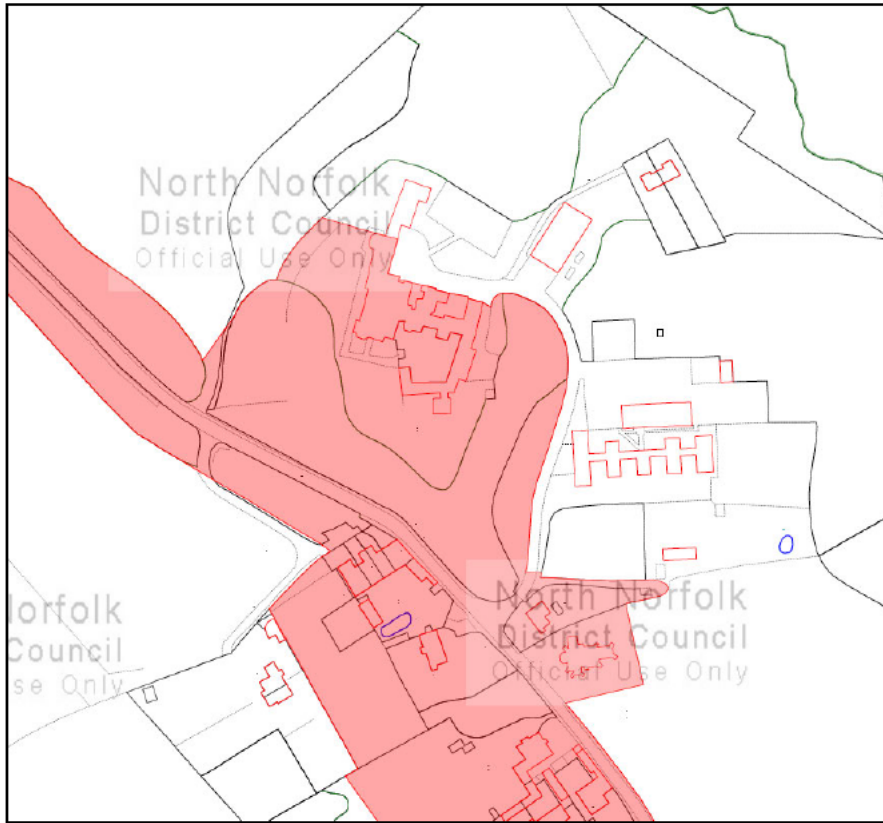
3.5. The Local Plan does not designate the site for a specific allocation or use. However, the Local Plan Proposals Map (see below) shows that the site has a number of environmental policy designations as follows

- Coastal Erosion Constraint Area (Policy EN11)
- Area of Outstanding Natural Beauty (Policy EN1, EN9)
- Undeveloped Coast (Policy EN3)
- Conservation Area (Policy EN2, EN8)
- Countryside Policy Area (Policy SS1, SS2)



Extract from Local Plan Proposals Map (east)

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Extract showing Conservation Area in relation to the school site

3.6. There is currently no Neighbourhood Plan for Sidestrand.

Existing Use of the Site

3.7. The existing use of the site is as a school (Class F1a) and this will remain unchanged.

Other Designations

3.8. The site has no additional conservation or environmental protection designations in addition to those outlined in 3.5.

3.9. Environment Agency flood risk mapping shows the site as being located within flood zone 1. The risk of surface water flooding on the development area of the site is very low.

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Extract from EA Flood Mapping

National Planning Policy Advice

3.10. In addition to development plan policies, up-to-date Central Government advice is provided in the 2023 NPPF and the Planning Practice Guidance. The NPPF represents a material consideration in determining applications and introduces a presumption in favour of sustainable development (and identifies three dimensions of sustainable development; economic, social and environmental).

3.11. In decision making on planning applications, the NPPF outlines a proportionate level of information needs to be submitted. Paragraph 44 states:

Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.

3.12. Amongst its specific provisions, the NPPF chapter 16 is concerned with conserving and enhancing heritage assets. Within this chapter, paragraph 208 states that:

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Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

4. Site Constraints

4.1. The site constraints are as follows:

- The application site is within the Sidestrand Conservation Area;
- The site is within the Area of Outstanding Natural Beauty (AONB);
- The trees within the site are protected due to the Conservation Area designation;
- The site is within 200m of two Listed Buildings;
- The site is within 200m of a Site of Special Scientific Interest (SSSI).

5. Scope of Development

5.1. The development involves the following:

- Removal of the existing steel supports;
- Demolition of the existing chimney above the roofline;
- Rebuilding of the chimney to a similar height with a raincap and flue lining;
- Installation of new steel supports.

6. Design Statement

6.1. The following statement details the design of the development, including site layout, buildings and existing and proposed materials

Site Layout

6.2. The development proposes a replacement chimney structure to the rear of the main hall to the west of the site.

Buildings

6.3. The application does not propose any new buildings on the site and is related to an alteration to an existing building.

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Building Materials

6.4. The design of the proposal which involves re-building of an existing chimney, proposes like for like replacement of the existing brickwork and black powder coated steel supports to provide additional support.

7. Assessment of the Proposal Against Relevant Planning Considerations

7.1. In view of the location of the site and the policy context, the key considerations in relation to this proposal are considered to be justification for the development, design/scale, ecology, impact on environmental and landscape designations and other sustainable development considerations.

Justification for the Development

7.2. The existing chimney was identified during repair and maintenance works to the roof, to be unstable with notable cracking and corroded steel supports and presents a health and safety hazard for the students and staff on the school grounds. Therefore, a structural investigation identified that the preferred option would be to re-build the existing chimney to a similar height and replace the steel supports in full sections, as opposed to localised repairs to the chimney and replacement of steel supports in smaller sections. This option would have been complicated due to access restrictions and the complexity of the steel section connections. Replacing the steel supports is required as demonstrated in the accompanying structural report, as if the chimney were to exist without the bracing, it would not be compliant with Building Regulations or Structural Codes of Practice, presenting significant risk of failure due to lateral instability during periods of high winds.

7.3. Local Plan policy EN13 states that proposals will only be permitted where there are no unacceptable impacts on health and safety of the public. The proposal will rectify an existing unsafe building element that risks the safety of the site users, particularly given the exposed location of the site to the elements and the instability of the chimney structure. Furthermore, rebuilding the chimney will allow for insertion of a flue liner, to aid in protecting masonry and preventing carbon monoxide leaks into surrounding spaces if further cracks were to form in future and the addition of a rain cap will prevent damage from water ingress. Therefore, the proposal will not only ensure that no unacceptable impact on health and safety of the public will be presented, but it will also ensure that an existing hazard is rectified and it is considered that this principle is acceptable.

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Design/Scale

- 7.4. The new chimney structure will be constructed from bricks to match the existing or use reclaimed bricks where possible. The brickwork detailing will also be duplicated at the terminal of the chimney. The existing corroded steel supports on the chimney will be replaced with new supports, in black powder coated steel. This appearance will be similar to the existing which whilst they are corroded, are black in colour. Whilst it is understood that these supports do not have planning permission, they have likely been in place in excess of 30 years and their impact on the landscape designations is considered to be more than outweighed by the benefit to the public of ensuring a safe structure for the vast majority of this time. Therefore, the proposal is considered to be in keeping with the existing building and thus represents an acceptable design, in accordance with policy EN4.
- 7.5. The scale of the new structure will be approximately 8.4m in height from flat roof level (inclusive of the flue and terminal), and will extend approximately 1.9m above adjacent roof lines. This represents no increase in height from the existing chimney and is considered to be acceptable and in keeping with the scale of surrounding buildings and associated structures.

Biodiversity Net Gain

- 7.6. The impact of the proposed development will be localised to the chimney structure itself and no habitat will be affected. Therefore, mandatory biodiversity net gain considerations are not relevant due to the de minimis exemption.

Ecology

- 7.7. The ecological impact of the proposed development has been considered. An ecologist visited site in October 2023 to carry out a bat licence check in accordance with the bat mitigation licence granted for the roof repair works and an assessment of the chimney confirmed that there is unlikely to be any bat roost potential. This correspondence is included in appendix 2 of this planning statement.

Impact on Environmental and Landscape Designations

- 7.8. The site is located within the Area of Outstanding Natural Beauty (AONB). Policy EN1 states that within the AONB, development proposals will be carefully assessed against the effect of the AONB and its setting. Development will be permitted where it is appropriate to the economic, social and environmental well-being of the area or is desirable to the

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understanding or enjoyment of the area, does not detract from the special qualities of the AONB and seeks to facilitate delivery of the AONB management plan objectives. In this case, the proposal will contribute towards the social well-being of the area by ensuring the safety of the site users. Furthermore, the proposal will not detract from the special qualities of the AONB, given the similar design, and thus the impact on the AONB is not considered to be unacceptable.

- 7.9. The Coastal Erosion Constraint Area policy EN11 states that new development or the intensification of existing development or land uses will not be permitted, except where it can be demonstrated that it will result in no increased risk to life or significant increase in risk to property. In this case, there is no new built development or intensified development proposed and thus an assessment against this designation is not required. Regarding the Undeveloped Coast designation (Policy EN3), the principle of development in this area has already been established and the proposal is required in relation to an existing school within this designation.
- 7.10. The site is within the Countryside Policy Area (Policy SS2) where development is limited to that which requires a rural location. This particular development is required to be in this location as it relates to an existing school which is in the countryside. Therefore, it is considered that this proposal complies with Policy SS2.
- 7.11. The building is located within the Sidestrand Conservation Area. An assessment of the proposals impact on this designation is carried out in Section 7.0.

Sustainability Statement

- 7.12. The proposed development will address a sustainable development issue in that the development will allow for sustainable construction practices with the use of reclaimed bricks where possible, rather than introducing new materials.
- 7.13. In addition to the above, the proposal will offer a clear social sustainability benefit in that it will improve the safety of users of the site by improving stability of the structure and ensuring the combustion products are displaced via the flue at the top of the stack, rather than seeping through the brickwork into surrounding spaces which could be hazardous for site users.

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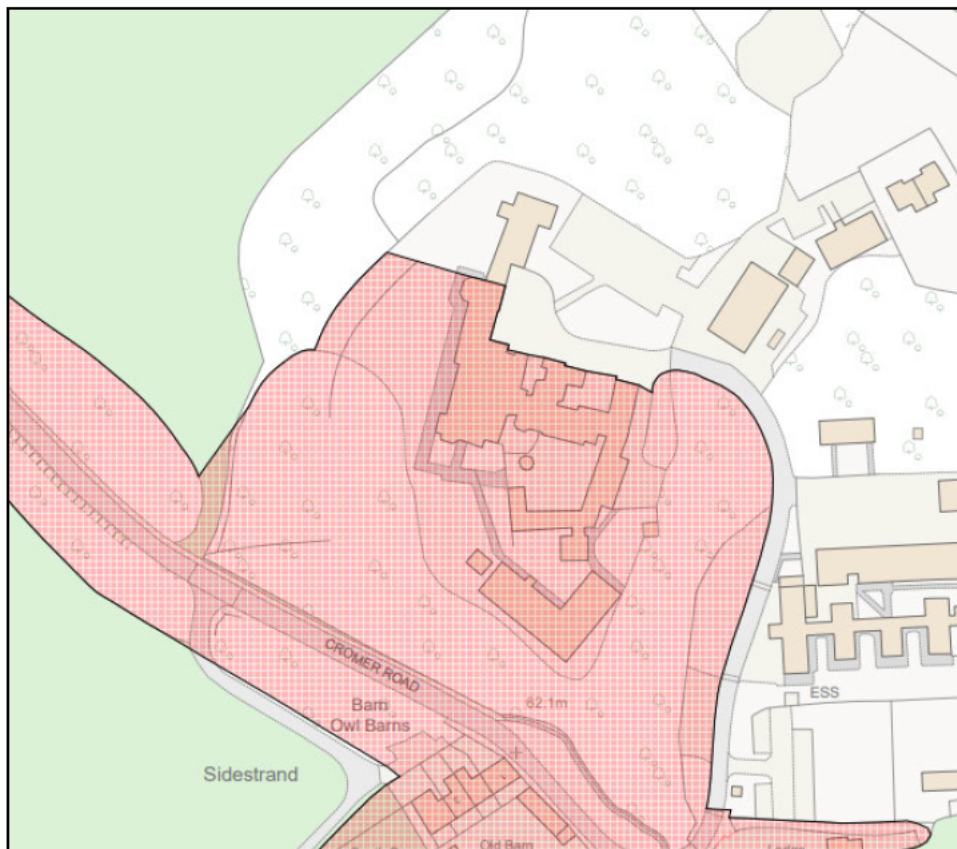
8. Heritage Statement

8.1. This heritage statement has been prepared to accompany the planning application. It provides a description of the heritage assets affected and their significance, in a manner which is proportionate and sufficient to understand the potential impact of the proposal on their significance. It has been prepared to address a conservation requirement of the County Planning Authority and to meet the provisions of the NPPF. The report outlines the relevant development plan (and other) policy and provides a proportionate assessment of significance.

Description of the Significance of the Heritage Assets

Conservation Area

8.2. The site is located within the Sidestrand Conservation Area (see plan below).



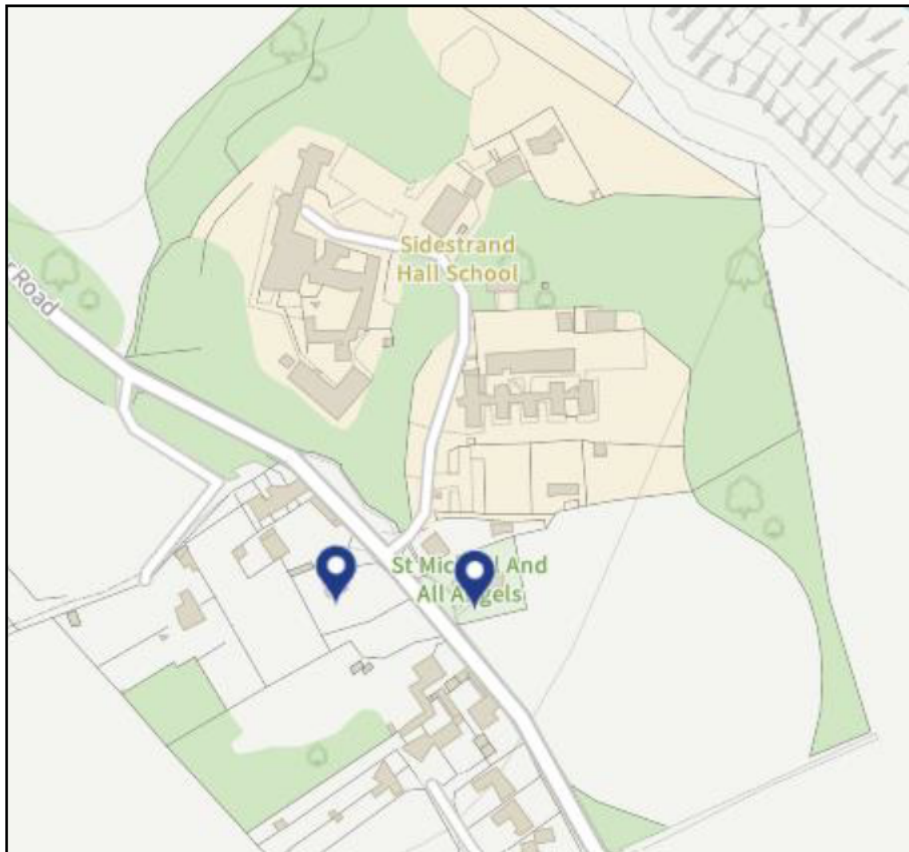
Sidestrand Conservation Area

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8.3. Therefore, it is important that any development within or adjacent the conservation area respects the character, appearance and setting of the conservation area.

Listed Buildings

8.4. The Listed Buildings within the closest vicinity of the site are highlighted by the blue pins on the below plan.



Map showing Listed Building (Source: Historic England)

8.5. The nearest of these is the Grade II Listed Church of St Michael. The significance of this asset is related to its historic significance and its architecture, making a sound contribution towards the conservation area. The detailed description of this is as follows:

Parish church. Medieval fabric moved inland in 1880 to present site. Flint with stone dressings. Lead roofs. West tower, nave, chancel, north vestry, south porch. Embattled round tower of three stages, the top two stages being octagonal; built in 1881 as a copy of the medieval tower which has subsequently fallen into the sea. Nave of 2 bays; to the south 2 2-light Perpendicular windows; to the north one 3-light and one 2-light Perpendicular window. C19 vestry to first bay. Chancel of 2 bays with

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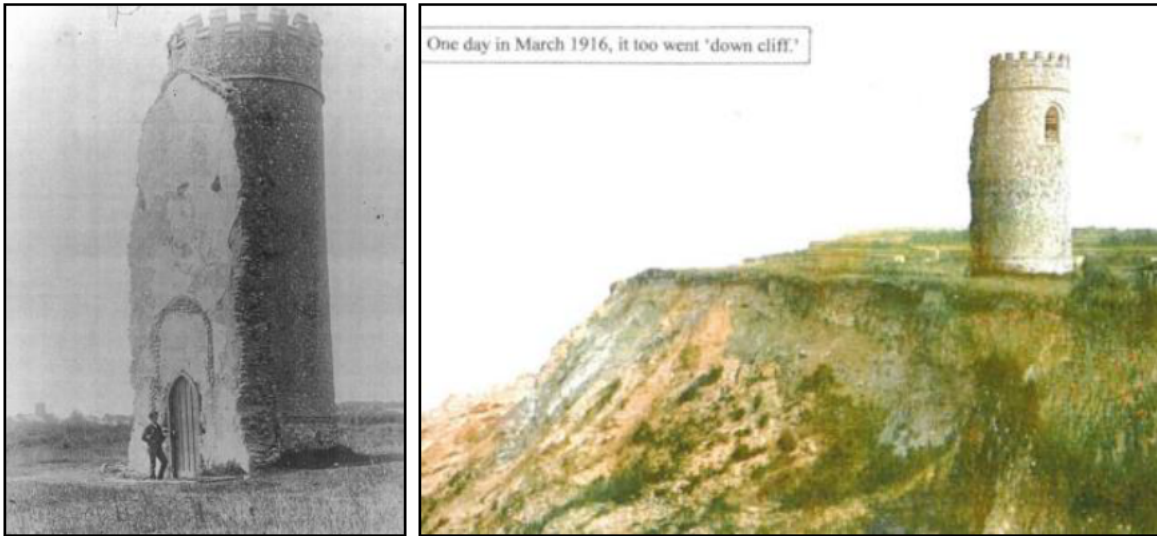
one C19 Y-tracery window and one C19 2 light window with a triangular head to the south; to the north a restored Y-tracery window. C19 east window of 3 lights. Porch to first nave bay has single cusped lights to east and west. Doorway with polygonal shafts, abaci and bases; chamfered arch; outer continuous order; hood mould. Restored nave doorway with continuous chamfer merging into arch with rolls. Niche over with statue of angel with chalice. Interior. Piscina in south nave wall. Ogee-arched piscina, drop-seat sedilia in chancel. C15 octagonal font. Stone cross in south east nave wall with 'Orate p aia Willi Atte wod' inscribed. Jacobean panelling of 1911 in chancel. Royal arms of George IV after Irish Union. War memorial using Renaissance niche bought in antique shop and adapted by Seely and Paget. East window designed by Henry Holiday and made by Powell (Whitefriars Glass works) in 1880's.



Photo of St Michaels Church (Source: GoogleMaps)

8.6. In 1841, the original church (located nearer the cliffs) was damaged by a storm on the upper part of the church tower, so it was moved to the present site in 1880 and the first service was held in 1881. Images of the original church are as below.

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Historical depictions of the former church following storm damage

8.7. The other Listed Building located in proximity to the site is the Grade II Listed ‘Garden Close’. The significance of this asset is related to its history and architecture, dating back to early C19 or earlier. The detailed description of this listing is as follows:

House. Early C19 with earlier core. Rendered brick. Pantile roof. Rectangular in plan. Front of 5 bays, 2 storeys. Extreme left hand bay added c1900, buttress between it and rest of house. Leaded cross-casements, the upper lights having 2-centred arch glazing bars. Porch added c1900 to fourth bay having brick base and a central 8-panel door with a leaded window to each side having a semicircular head; shallow pyramidal lead roof. Moulded brick eaves cornice, dentils. 2 gable end stacks, one axial stack.

8.8. The school building in question for this application is neither included on the national listings nor is it locally listed.

Historic Mapping

8.9. The historic maps associated with the area have been reviewed. These identify that the site has been subject to development and change.

8.10. NCC Tithe Mapping (1838 – 1850) shows the original St Michael’s Church in its position nearer the cliffs and the Sidestrand Hall School in one of its original formations.

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NCC Tithe Mapping Extract – Sidestrand

- 8.11. OS First Edition mapping shows the remains of the former St Michael’s Church, with the church in its new location and the Sidestrand Hall School building when it was known as ‘The Highlands’.



OS First Edition Mapping

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8.12. Mid twentieth century mapping (see below) shows the school site as being more developed. In 1947, the school was bought under the Education Plan and the special school officially opened in 1950.



RAF Mapping Extract 1946-1960s

8.13. 1988 Mapping shows additional development on the school site, including what is now the HORSIA block. After this, additional development was not carried out on the site until 2012. St Michael’s Church can be identified as it was in 1880.

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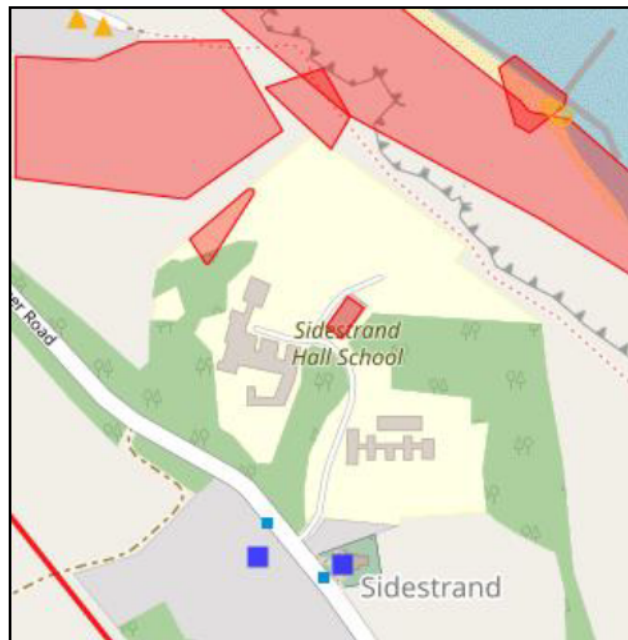


NCC 1988 Mapping Extract

Archaeology

8.14. Norfolk Heritage Explorer identifies that there is no archaeological interest associated with the school building but that there are various archaeological records in the vicinity. A map of the recorded archaeological areas/finds is shown below.

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Extract from Norfolk Heritage Explorer mapping

Planning Policy Considerations

8.15. Local Plan policy EN8 seeks to protect and enhance the historic environment in the District. It states that development proposals should preserve or enhance the character and appearance of designated assets and their settings through high quality, sensitive design. Developments that would have an adverse impact on their special historic or architectural interest will not be permitted.

8.16. Central Government advice in the form of national policy guidance is important and this is a material consideration in making planning decisions. This is provided by the NPPF, most recently updated in December 2023.

8.17. Paragraph 200 states that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include, heritage assets with archaeological interest, local planning authorities

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should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

8.18. The NPPF also highlights key considerations in determining proposals in paragraphs 207 and 208 as follows:

Para 207 – Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss....

Para 208 – where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Proportionate Assessment of Significance of the Proposal on Heritage Assets

8.19. This heritage statement has addressed the requirements of paragraph 200 of the NPPF as it details the heritage context of the site and the significance of nearby assets, including their setting with a level of detail proportionate to the importance, sufficient to understand the potential impact of the proposal on significance. This includes the Sidestrand Conservation Area in which the site is located, as well as the Grade II Listed St Michael’s Church and Grade II Listed ‘Garden Close’, both located to the south of the site. The chimney to be replaced is not visible from either listed building due to the expanse of vegetation and the site is well shielded from the rest of the conservation area by this same dense vegetation.

8.20. The application has sought to limit harm on the designated heritage assets, by ensuring the design is like for like and uses materials/colours that are sympathetic the conservation area setting, in accordance with Local Plan policy EN8. Whilst there is no record of the steel supports having received planning permission, the proposed replacement supports are considered to offer a material/colour (black powder coated steel) that is sympathetic to the conservation area, much like black heritage fencing that is commonly used as a boundary treatment in an area such as this.

8.21. It was confirmed by a Conservation Officer at North Norfolk District Council that they would not wish to object to the proposal on conservation grounds, given the identified need for demolition and reconstruction and the relatively modest reduction in height (see appendix 3). The harm to the designated heritage assets is considered to be less than substantial and thus, paragraph 208 of the NPPF is relevant.

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- 8.22. Paragraph 208, as highlighted above, states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The existing chimney has been identified as being structurally unsafe and so poses a risk to the safety of site users. Various options were considered to rectify this, including making repairs to the existing chimney and steel bracing in-situ, however the preferred and more feasible option was to demolish and re-build the chimney and steel supports. This development will rectify a currently unsafe situation on this school site particularly given the exposed nature of the site to the elements and the chimney is currently mainly being supported by the scaffolding that has been left in situ for the time being following repair and maintenance works to the roof. Therefore, the proposal offers a clear public benefit in that it will ensure that the safety of staff, students and visitors on the site using this area can be maintained. The proposal also offers the opportunity to add a chimney liner to ensure that there are no carbon monoxide leaks if any further cracks occur. In addition, the inclusion of a chimney raincap cover will ensure that damage from water ingress is reduced.
- 8.23. Overall, when weighing up the less than substantial harm against the public benefits, the benefits are considered to clearly outweigh the limited harm and the application has sought to reduce the harm through the chosen materials palette/colours. Therefore, the proposal will not result in an unacceptable level of conflict with national and local planning policy considerations.

9. Pre-app Advice

- 9.1. Pre-app advice was sought from Norfolk County Council in December 2023 and received from Planner [REDACTED] in March 2024 (ref ENQ/2023/0045).
- 9.2. This advice has been followed in relation to the validation requirements and clear justification for the need for the steel supports has been provided to demonstrate why these are necessary to ensure the safety of the structure.
- 9.3. In terms of additional consultation, the NNDC heritage officer was consulted and the advice from this consultation is outlined in section 7 and appendix 3.

10. Conclusion

- 10.1. The proposal is for demolition and rebuilding of one of the chimneys on Sidestrand Hall School’s Main Hall, as it has been identified that the existing structure is unsafe and has significant cracking. Several options were explored, however it was determined that

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demolition and rebuilding of the chimney to a similar height with replacement of the steel supports, was the preferred and most feasible option.

- 10.2. Given the context and setting of the site, the proposal has ensured that the design of the replacement chimney is sensitive to the conservation area and AONB setting, being of similar height and using materials to match the existing.
- 10.3. The need for this proposal has been clearly demonstrated throughout this statement and in the accompanying structural statement and the public benefit of the proposal clearly outweighs the limited impact on the designated heritage assets in the area. Therefore, the proposal is considered to accord with national and local relevant planning policy and represents a sustainable form of development.

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Appendix 1 – Local Validation Requirements

Sidestrand Hall School, Cromer Road, Sidestrand

NORFOLK COUNTY COUNCIL

REGULATION 3 LOCAL VALIDATION REQUIREMENTS (based on revised list – June 2023)

Local List Requirement	Required?	Addressed By
Airport Safeguarding Statement	No	
Air Quality Impact Assessment	No	
Archaeological Assessment (below ground heritage)	No	
Biodiversity Surveys and Assessment	No	See appendix 2
Biodiversity Net Gain Statement / Assessment	No	
Climate Change, Energy Statement, Renewable Energy, Sustainability Statement	Yes – proportionate sustainability statement	Within planning statement
Construction Traffic Management Plan / Construction Consideration Statement	Yes - CTMP	See plan
Daylight / Sunlight Assessment	No	
Environmental Impact Assessment	No	
External Materials Sample Board	Yes	Details provided
Flood Risk Assessment	No	
Foul Sewage and Utilities Assessment	No	
Health Impact Assessment	No	
Heritage Statement (above ground)	Yes	Within planning statement
Land Contamination Assessment	No	
Landscape and Visual Impact Assessment	Yes	See LVIA document
Landscape Scheme	No	
Lighting Scheme	No	

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Mineral Resource Assessment	No	
Net Zero Carbon Statement	No	
Noise Impact Assessment	No	
Nutrient Neutrality Statement / Assessment	No	
Odour Details / Assessment	No	
Open Spaces and Playing Field Assessment	No	
Parking Provision Assessment	No	
Photos and Photomontages	Yes	
Planning Statement	Yes	This document
Public Rights of Way (PRoW) Statement	No	
Travel Plan	No	
Statement of Community Involvement	No	
Structural Survey	Yes	
Sustainable Drainage Systems (SuDS) (FRA and Drainage Strategy / Statement)	No	
Transport Assessment / Statement	No	
Tree Survey / Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP)		
ALSO		
Design and Access Statement	No	

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Appendix 2 – Advice from Norfolk Wildlife Services

I also had a look at the chimney you mentioned Lynsey. No problems with you doing works to it, I don't think it has and bat roost potential.

Best regards,
 [Redacted]

[Redacted] **BSc MRes MSc MCIEEM**
Principal Ecologist

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 Mobile: [Redacted]
 Web: www.norfolkwildlifeservices.co.uk

Norfolk Wildlife Services Ltd supports Norfolk Wildlife Trust by providing funds for nature conservation


Appendix 3 – Pre-app advice from NNDC Conservation Officer

Given the identified need for demolition and reconstruction, and the relatively modest reduction in height, I would not anticipate raising any sustainable Conservation & Design objections in the event of a planning application being received.

As part of such a submission, I would suggest that the bricks to be used (whether reclaimed or new) are clarified upfront in order to avoid a dischargeable condition being subsequently imposed.

Regards
 [Redacted]

[Redacted]
 Conservation Design & Landscape Team Ldr
 [Redacted]



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