

INSTALLATION OF FLUE

PROPOSAL

Installation to reinstate a single flue to the rear corner of the main roof in location of original chimney stack since demolished.

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

This application is to determine that a flue in the proposed location which is not visible from the public highway or private street or other publically accessible space, will be lawful as compliant with Permitted Development as modified by the Article 4 Direction.

PERMITTED DEVELOPMENT

G. *The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.*

Development not permitted

G.1 Development is not permitted by Class G if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);
- (b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more;
- (c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—
 - (i) fronts a highway, **and**
 - (ii) forms either the principal elevation or a side elevation of the dwellinghouse
- (d) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

ARTICLE 4 DIRECTION

First Schedule:

Permitted Development Rights Removed

The following development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised with any other Class:

The Installation, alteration, replacement or demolition of a chimney, flue or soil and vent pipe on a dwellinghouse which would be visible from a public highway or private street or other publically accessible space.

INSTALLATION OF FLUE

SUMMARY

The property is a single dwelling house.

The flue does not exceed the highest part of the roof.

The flue is not on the front or principal elevation, or on a side elevation fronting the highway.

The flue will be located and designed so as not to be visible from a public highway or private street or other publically accessible space.

Supporting drawings and visualisations are attached with the application.

The proposal is compliant with Permitted Development as modified by the Article 4 Direction.

SUPPORTING DOCUMENTATION

64BP	LOC	location plan
64BP	SP1	existing site plan
64BP	SP2	proposed site plan
64BP	001	existing front and back elevations
64BP	002	existing side elevation and roof plan
64BP	003	proposed front and back elevations
64BP	004	proposed side elevation and roof plan
64BP	SOV	Flue setting out visualisations