

SUPPORTING STATEMENT

LAWFUL DEVELOPMENT CERTIFICATE – PROPOSED EXTERNAL CHIMNEY AND FLUE

Proposal:

**EXTERNAL CHIMNEY STACK AND TWIN-WALL FLUE SERVING AN ESSE 105
WOOD-BURNING STOVE**

**Property: 1 GLOSTER CLOSE,
UPAVON,
PEWSEY,
WILTSHIRE,
SN9 6FG**

**Application: LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED
DEVELOPMENT**

Agent:

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1. Introduction

This statement accompanies an application for a Lawful Development Certificate in respect of the proposed construction of an external chimney stack and installation of an associated twin-wall flue at 1 Gloster Close, Upavon, Pewsey, Wiltshire, SN9 6FG.

The chimney will serve an ESSE 105 wood-burning stove within the existing detached dwelling.

The application seeks confirmation that the proposed works constitute permitted development under **Class G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended)**.

2. Existing Property

The application property is an established detached dwelling house.

The proposed chimney will be constructed against the existing gable wall of the dwelling and will serve only the proposed domestic wood-burning stove.

There will be no change to the use of the dwelling house and no separate dwelling or independent use will be created.

3. Description of Proposed Development

The proposed works comprise:

1. Installation of an ESSE 105 wood-burning stove within the existing dwelling.
2. Installation of a proprietary twin-wall insulated flue serving the stove.
3. Fixing and supporting the twin-wall flue against the existing gable-end brickwork.
4. Construction of an external masonry chimney stack around the twin-wall flue.
5. The chimney will be constructed on prepared concrete foundations extending down to, and structurally tied into, the existing dwelling foundations.
6. At ground level the chimney construction will have an overall footprint of approximately 1,800 mm x 645 mm.
7. The chimney stack will be gathered at approximately 60 degrees, commencing approximately 1.6 metres above ground level.
8. Above the gathering, the chimney will reduce to approximately 545 mm x 645 mm against the existing gable wall.
9. The haunching/gathered section will be finished with hand-made plain clay tiles bedded in cement mortar, providing a traditional weatherproof finish.
10. The chimney will project approximately 600 mm above the existing roof ridge, with a further 180 mm high weathering/rain cap, giving an overall projection of approximately 780 mm above the existing ridge to the top of the cap.

The exact dimensions, position, construction and appearance are shown on the submitted drawings:-

0648/1/26 - Existing Elevations

0648/2/26 - Proposed Elevations

0648/3/26 - Existing Ground Floor Plan

0648/4/26 - Proposed Ground Floor Plan

0648/5/26 - Section A - A

0648 - External Chimney Stack, 1 Gloster Close, Upavon, Wiltshire SN9 6FG22

0648/6/26 - Section B - B

0648/7/26 - Location Plan and Site Plan

0648/8/26 - Existing and Proposed Roof Plans

4. Relevant Permitted Development Rights

The relevant permitted development provision is **Class G of Part 1 of Schedule 2 to the GPDO**.

Class G provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house, subject to the limitations specified within the Order.

The proposed development is a domestic chimney and flue serving an existing dwelling house and therefore falls within the description of development to which Class G applies.

5. Height of the Chimney

The proposed chimney has been designed so that its overall projection above the existing roof remains below the applicable Class G height limitation.

The dimensions are:

Component	Dimension
Projection from existing ridge to top of chimney	600 mm
Weathering/rain cap	180 mm
Overall projection above existing ridge	780 mm
Class G threshold	1,000 mm
Margin below threshold	220 mm

The maximum overall projection is therefore approximately **780 mm**, measured from the existing ridge to the top of the weathering/rain cap.

The proposed chimney consequently remains below the relevant one-metre limitation.

6. Chimney Construction

The chimney is designed as an external masonry enclosure around a proprietary twin-wall flue.

The lower section will have an overall footprint of approximately **1,800 mm x 645 mm** and will be constructed on prepared concrete foundations taken down to, and tied into, the existing dwelling foundations.

At approximately **1.6 metres above ground level**, the chimney will gather at **60 degrees**, reducing the upper stack against the gable wall to approximately **545 mm x 645 mm**.

The gathered section will be finished using hand-made plain clay tiles bedded in cement mortar.

These construction details are included to clearly identify the extent and form of the proposed chimney for the purposes of determining the LDC application.

7. Relationship to the Existing Dwelling

The chimney will be physically attached to and constructed against the existing gable wall.

The twin-wall flue will be contained within the chimney construction and will provide the flue connection between the ESSE 105 stove and the terminal at roof level.

The proposal is therefore directly related to the existing dwelling house and is not a separate building or independent structure.

8. Planning Lawfulness

The application is concerned solely with whether the proposed development is lawful under the applicable permitted development provisions.

The relevant considerations are therefore the description of development and the limitations and conditions imposed by Class G of Part 1 of Schedule 2 to the GPDO.

The proposed works comprise the installation of a domestic chimney and flue serving the existing dwelling house.

The chimney:

- serves the existing dwelling house;
- is physically attached to the dwelling;
- does not create a separate dwelling;
- does not involve a material change of use;
- has an overall projection above the existing ridge of approximately **780 mm**, including the weathering/rain cap; and
- is therefore below the applicable one-metre height limitation.

Private Covenants and Local Restrictions

The applicant has undertaken enquiries to establish whether any restrictive covenants imposed by the original developer affect the proposed construction of the chimney.

The applicant confirms that no developer-imposed restrictive covenants affecting the proposed works are in force.

This information is provided for completeness. The determination of this application is, however, confined to the question of whether the proposed development is lawful for planning purposes under the applicable provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

9. Building Regulations

This application relates solely to planning lawfulness and does not seek approval under the Building Regulations.

The proposed ESSE 105 stove, hearth, twin-wall flue, chimney construction, foundations and associated works will be designed and constructed to comply with all applicable Building Regulations requirements.

Particular regard will be given to the requirements concerning combustion appliances, hearths, flues, fire safety, ventilation, structural stability and the safe discharge of combustion products.

The installation will also comply with the manufacturer's installation requirements and relevant technical standards.

10. Conclusion

The proposed development comprises the construction of an external domestic chimney stack and installation of a twin-wall flue serving an ESSE 105 wood-burning stove at an established detached dwelling house.

The chimney will have an overall lower footprint of approximately 1,800 mm x 645 mm, gathering at approximately 60 degrees at 1.6 metres above ground level to form an upper stack of approximately 545 mm x 645 mm against the existing gable wall.

The gathered section will be finished with hand-made plain clay tiles bedded in cement mortar.

The chimney will project approximately 600 mm above the existing ridge, with an additional 180 mm weathering/rain cap, giving an overall projection of approximately 780 mm above the existing ridge.

The proposed works fall within the description of development covered by Class G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and have been designed to comply with its applicable limitations.

The applicant therefore respectfully requests that Wiltshire Council issue a Lawful Development Certificate confirming that the proposed external chimney stack and associated twin-wall flue constitute lawful proposed development.