

# Development Management

Welwyn Hatfield Borough Council

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**WELWYN  
HATFIELD**

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

## Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

## Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

4 Astwick Manor

Address Line 1

Coopers Green Lane

Address Line 2

Address Line 3

Hertfordshire

Town/city

Hatfield

Postcode

AL10 9BP

Description of site location must be completed if postcode is not known:

Easting (x)

520422

Northing (y)

209970

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Russell

Surname

Evans

Company Name

### Address

Address line 1

Flat 4, Astwick Manor

Address line 2

Coopers Green Lane

Address line 3

Town/City

Hatfield

Country

United Kingdom

Postcode

AL10 9BP

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Fax number

Email address

## Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Install new A rated LPG combi boiler on main bathroom wall within Flat 4 Astwick Manor with a horizontal flue exiting on the right hand side of the Astwick Manor building. Current LPG boiler is located in the hall of Flat 4 and cannot be replaced like for like in the current position due to changes in gas safety regulations.

Has the development or work already been started without consent?

- Yes  
 No

## Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

Is it an ecclesiastical building?

- Don't know  
 Yes  
 No

## Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes  
 No

## Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes  
 No

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes

No

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes

No

**If Yes, do the proposed works include**

a) works to the interior of the building?

Yes

No

b) works to the exterior of the building?

Yes

No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes

No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes

No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Current boiler is located in the hallway of the property and despite repair the current boiler is no longer reliable or safe. We have been informed by boiler engineers / installation experts that the boiler cannot be replaced like for like in its current location due to not meeting current safety standards. The current system is exiting via a dual flue, this flue is integrated in the building via a 'flue in void' but its installation does not have the legally required inspection hatches and it terminates more than 1m from the roof. Significant internal reconfiguration would be required to make the current positioning regulation compliant and this would not be economically or practically viable. For these reasons no registered installers will replace in its current position.

We need to replace the boiler and reposition the boiler onto an external wall so that a new compliant horizontal flue can be installed. We will be installing a Worcester Bosch 25si Combi boiler fuelled by the current LPG supply - the new boiler will significantly improve the efficiency rating (grade A) and will be functional and appropriate for the future, backed by a 10 year warranty. In the new position, the boiler flue will be a horizontal flue and will need to exit through the external brick wall on the right side of the Astwick Manor building. This flue exit will not be clearly visible from the front of the building due to the window structure and will therefore not impact the aesthetic of the building. This new boiler positioning will meet all current safety guidelines and will ensure viability and compliance for the coming years. To reposition the boiler pipework will be run through within current internal plasterboard walls and pipe boxing.

We have been advised this is the only viable alternative as an electric boiler is not suitable for the property size and the current positioning of the gas boiler is illegal. From January the first 2013 existing gas flues in voids require visual inspection from a gas safe registered engineer. No visual access will result in your boiler being shut down and classified as "At Risk" by your gas engineer, until the inspection issue is resolved.

Advice on installing inspection hatches from Gas Safe;

It is recommended that inspection hatches are at least 300mm x 300mm and wherever possible, be positioned within 1.5meters of any flue joint in the flue system.

[http://www.gassaferegister.co.uk/advice/flues\\_in\\_ceiling\\_spaces/frequently\\_asked\\_questions.aspx](http://www.gassaferegister.co.uk/advice/flues_in_ceiling_spaces/frequently_asked_questions.aspx)

## Materials

Does the proposed development require any materials to be used?

- Yes  
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

**Type:**

External walls

**Existing materials and finishes:**

No flue

**Proposed materials and finishes:**

Horizontal gas boiler flue exit

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes  
 No

## Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes  
 No

If Yes, please provide details

Discussed with resident director and management company. Acknowledged as necessary by them as other residents will require similar works done due to boilers in building coming up to 17 years old and failing - and not being suitable for like for like replacement. Formal permission from management company withheld until planning permission / listed building consent is granted.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes  
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

## Ownership Certificates

### Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

Yes

No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant

The Agent

Title

Mr

First Name

Russell

Surname

Evans

Declaration Date

27/09/2022

Declaration made

## Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Russell Evans

Date

25/10/2022

Amendments Summary

Relocation of boiler and installation of horizontal flue.

The current boiler is located in the hallway of the property, and, despite repair, the current boiler is no longer reliable, efficient or safe. We have been informed by multiple gas boiler engineers / installation experts (from Buxt, Baxi and Prime Time Boilers) that the boiler cannot be replaced like-for-like in its current location due to not meeting current safety standards. The current system is exiting via a dual flue, this flue is integrated in the building via a 'flue in void' or concertina flue but its current installation does not have the legally required inspection hatches and it terminates more than 1m from the roof. Significant internal reconfiguration would be required to make the current positioning regulation compliant, and this would not be economically or practically viable. For these reasons no registered installers will replace in its current position.

We need to replace the boiler and reposition the boiler onto an external wall so that a new safety compliant horizontal flue can be installed. We will be installing a Worcester Bosch 25si Combi boiler fuelled by the current LPG supply - the new boiler will significantly improve the efficiency rating (grade A) and will be functional and appropriate for the future, backed by a 10 year warranty. In the new position, the boiler flue will be a horizontal flue and will need to exit through the external brick wall on the right side of the Astwick Manor building. This flue exit will not be clearly visible from the front of the building due to the bathroom window structure / positioning and will therefore not impact the aesthetic of the building. This new boiler positioning will meet all current safety guidelines and will ensure viability and compliance for the coming years. To reposition the boiler pipework will be run from the current entry / boiler position through within internal plasterboard walls and pipe boxing in the hall and main bathroom.

The boiler and pipework will then be boxed in neatly by a registered carpenter to ensure it is safe and aesthetically in keeping with the property.

The work can be completed within our property (Flat 4) and with access from the communal garden via ladder to the external wall so there are no access concerns / barriers.

We have been advised this plan is the only viable alternative as (1) an electric boiler is not suitable for the property size due to the number of bathrooms, height of ceilings and size of rooms and (2) the current positioning of the LPG gas boiler is not safety compliant so cannot be replicated in a like for like replacement.

Moving and replacing the gas LPG combi boiler, as proposed, will improve our efficiency and safety, will ensure future inspections and repairs are gas safety compliant and will ensure us (and any future tenants or owners) are not subject to the risks related to the current boiler positioning.

