

Supporting Statement

Bee House, Earwig Lane, Bolney, RH17 5RZ

Application for Lawful Development Certificate (Proposed)

This application seeks confirmation that the proposed removal of an existing chimney stack constitutes lawful development under Section 192 of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The chimney stack is located on a single-storey kitchen structure physically attached to and forming part of the original dwellinghouse.

For your context, the works relate to Bee House and not to the separate dwelling created under planning permission 14/04697/FUL. The permitted development rights removed under Condition 7 of that permission apply only to the converted dwelling and not to Bee House.

The chimney formerly served an oil-fired boiler which has been replaced with a modern external boiler system. The stack no longer serves any active appliance. The brickwork of the upper section differs in colour and appearance from the lower stack, indicating that the chimney has been historically extended.

The stack measures approximately 1.5 metres above roof level on a building approximately 3.2 metres in height. It exhibits structural deterioration including lean and cracking.

The proposal involves removal of the chimney stack in full and reinstatement of the roof covering using materials to match the existing roof. No enlargement of the dwellinghouse is proposed. There will be no increase in height, footprint, volume or number of storeys, and the works do not result in the creation of a separate planning unit.

The works constitute an alteration to a dwellinghouse within the meaning of Class A, Part 1, Schedule 2 of the GPDO.

The application therefore seeks confirmation that the proposed works are lawful.