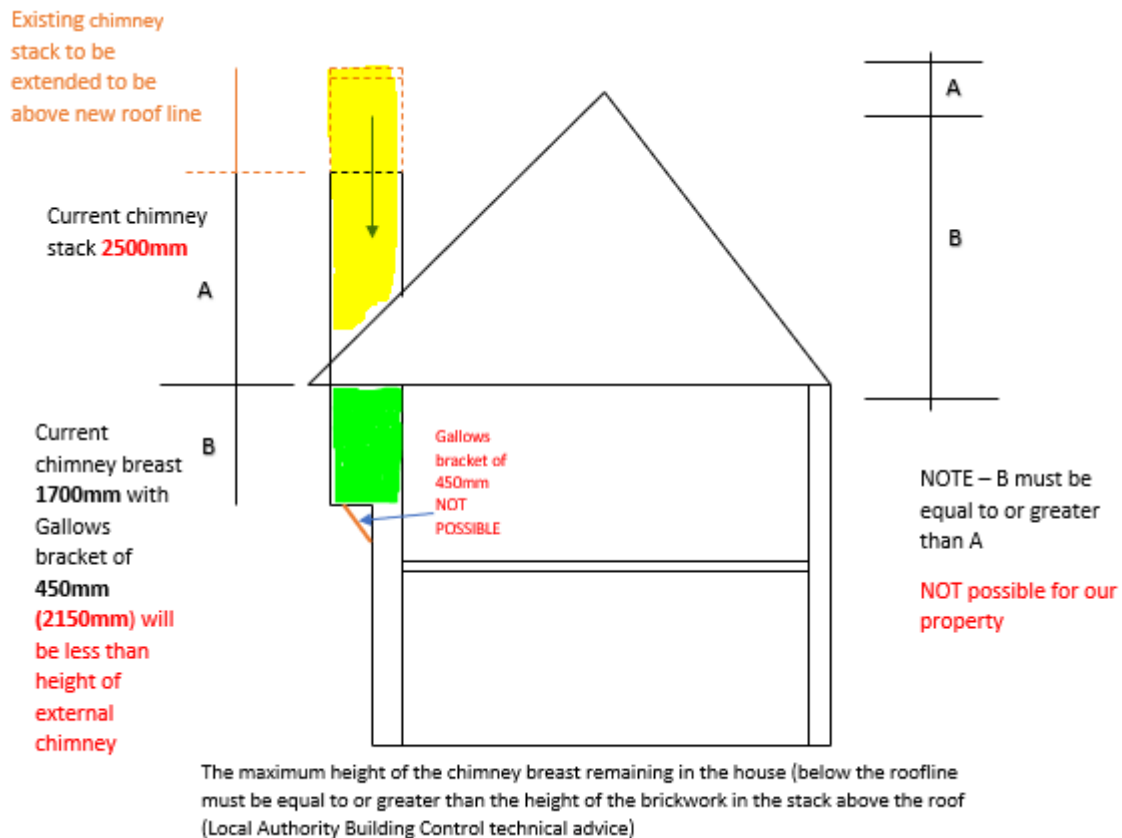


Within our approved planning application, we had included to retain an old disused chimney including the stack on the existing kitchen wall side (lefthand side when viewed from the street). Our builder has recently discovered that the original disused chimney is not properly supported and therefore has structural support problems. See the photo below: -



The builder has very strongly advised us that for structural and safety reasons, it would be advisable to remove the chimney completely as there is no longer a need for this old chimney in the kitchen. This is because the fixed height of the internal chimney breast detailed in green will not be able to support the much larger external chimney stack in yellow, which must be extended as shown within the diagram below:

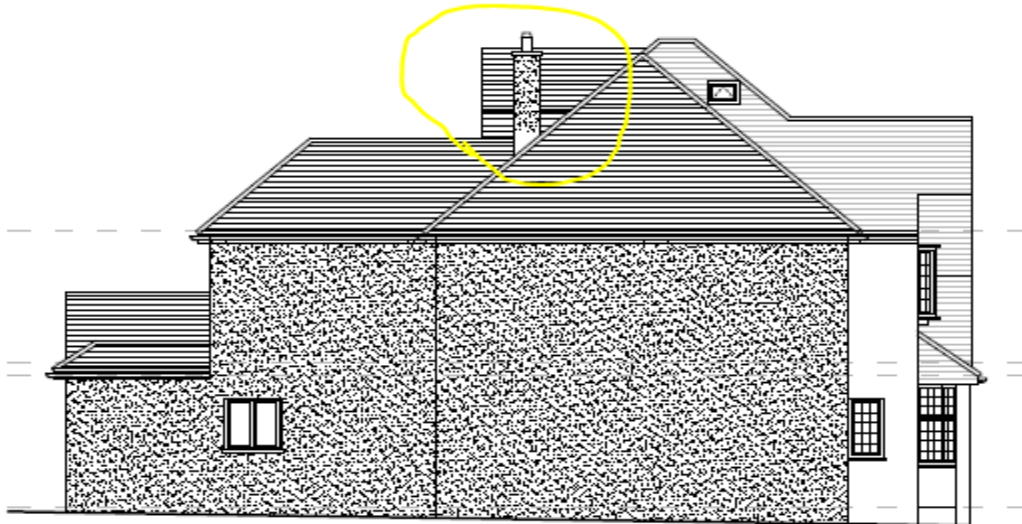


The diagram is showing that the **external** chimney stack is currently approximately 350mm greater than the **internal** chimney breast and will need to be increased even further to go above the new roof line as per planning approval. The height of the current chimney is further confirmed by the photos below: -



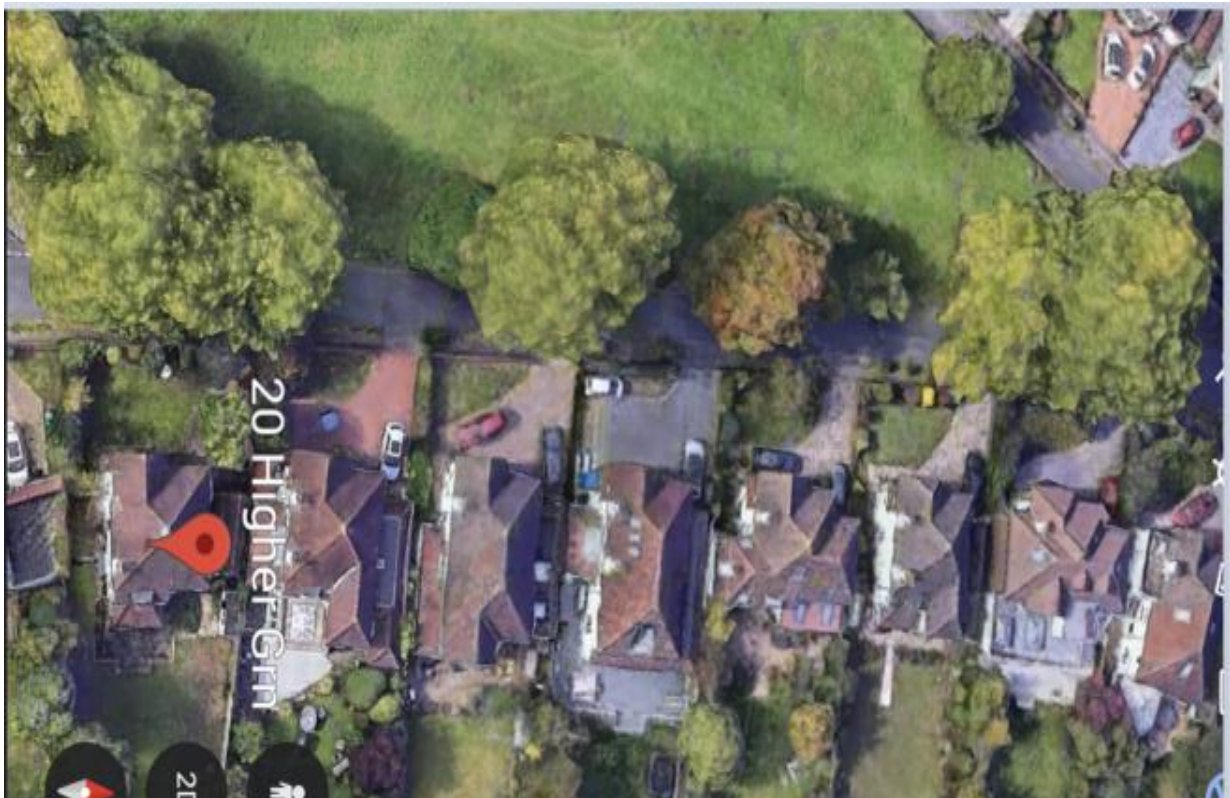
Therefore, the newly extended chimney stack will **not** be adequately supported below and will be structurally unstable **not** only from insufficient base but also from wind and rain, even if the gallows bracket were installed to support the base.

In addition to this, the positioning of the chimney stack being very close to the side valley of the roof, will result in water penetration within the roof structure from the rain water gushing down the roof valley, causing leaks and damp. This problem of the valley and close proximately to the chimney is becoming very apparent as we are shortly to commence the new roof structure construction.



PROPOSED SIDE ELEVATION

Further to this, the below ariel photograph of the Higher Green area shows that at least 6 properties on the same side of the road of our property have had their kitchen side chimneys removed completely, possibly due to a similar problem to what we are having.



Further to this, the hot and cold-water pipes, electric cables and the heating pipes for the kitchen and large part of the house will be running directly on and along this chimney wall, so causing us additional problems as the chimney is obstructing the pathway.

At the time of putting the planning application we were not aware of the problems that we would have with renovating a disused old chimney for aesthetic purposes only as it cannot be used. Therefore, I would be most grateful if you could accept the builder's very strong advice based on LABC technical advice, to remove the chimney completely.

I understand that the planning team would need to review and give us the permission to remove it, the removal of a chimney is very frequently regarded as only a minor matter, I am sure you would agree, they have clearly been removed from 6 of the adjoining properties.

Unfortunately, due to the huge delays in the approval of the initial planning application and then the further delay because of brick and roof tile sample condition approval, we have incurred huge financial costs and we are unable to afford further financial cost for potential further planning delays. We therefore kindly request that the decision is made quickly for this minor matter as can be observed from the diagram and photographs provided, that the build on the kitchen chimney side has reached the first-floor level and will be at roof level in the next couple of weeks.