

# Proposal to Relocate the Flue at Flat 5, 19 Prince Albert Road

Planning Application Reference: 2018/6396/L

## High Level Description of the Work

In order to be able to supply heating and hot water in a manner that meets gas safety regulations and to allow the installation of a new energy efficient boiler, this proposal sets out the reasoning behind moving the flue for Flat 5, 19 Prince Albert Road from its existing location at the front of the building (where it is clearly visible from the front of the house), to a position at the top of the building behind the pitched roof (where it will not be visible from the front or side of the house, and largely invisible).

## Listed Building Status

### Significance of Archaeology, History and Character of the Building/Structure

No. 19 Prince Albert Road is listed (list entry number 1329907) and is in the Primrose Hill Conservation Area.

The building is a substantial semi detached villa, arranged over 4 floors with a further basement. It dates from c. 1840, and is fine example of this type of property. Flat 5 is a single bedroom dwelling on the top floor.

The house is stucco finished, with fine detail around windows and at the side entrance portico. There is particularly attractive bracketing at the eaves, and a dormer windows set within the slate roof.

### Excerpt from the Listing

TQ2883NW PRINCE ALBERT ROAD 798-1/75/1341 (North side) 14/05/74 Nos.17-22 (Consecutive)

GV II

3 semi-detached pairs of villas, linked by side porticoes. Mid C19. Stucco. Slated roofs with projecting bracketed eaves and dormers, No.22 semicircular. Central tall slab chimney-stacks. 3 storeys, attics and semi-basements. 2 windows each. Symmetrical facades with side porticoes having half round columns carrying a modified entablature continuing across the fronts at 1st floor level; segmental-arched doorways with fanlights and panelled doors. Architraved, segmental-headed sashes (some with margin glazing), No.22 with blind boxes. Central ground floor windows, canted bays with modillions in friezes over. Nos 19 & 20 and 21 & 22 with plaster bas relief roundels depicting putti at 2nd floor level. INTERIORS: not inspected.

## Impact on the Special Character of the Listed Building, its Setting and the Setting of Adjacent Listed Buildings

### Existing Flue Locations for Adjacent Buildings Included in the Listing

The properties included in the listing (numbers 17-22 Prince Albert Road) are a mix of flats and complete houses. In the majority of cases their flues are visible from the front of the building.

#### Number 22

This property is a single residence. The flue is indicated in the picture and is visible from the front of the building (photo taken from Prince Albert Road).



#### Number 21

This property is a single residence. The flue is indicated in the picture and is visible from the front of the building (photo taken from Prince Albert Road).



Number 20

This property has been converted into four flats. At least two flues are visible from the front of the building (photo taken from Prince Albert Road).



Number 19

This property has been converted into five flats. Flues from all the properties are visible from the street (photo taken from Prince Albert Road).



18 Prince Albert Road

This property is a single residence. The flue is indicated in the picture and is visible from the front of the building (photo taken from Prince Albert Road).



17 Prince Albert Road

This property has been converted into five flats. The flue for the top flat (flat 5) exits on the flat roof above the bathroom and is not visible from the street. The photo below is of the boiler with the vertical flue exiting to the flat roof.



#### Existing Flue Locations for Selected Other Local Buildings

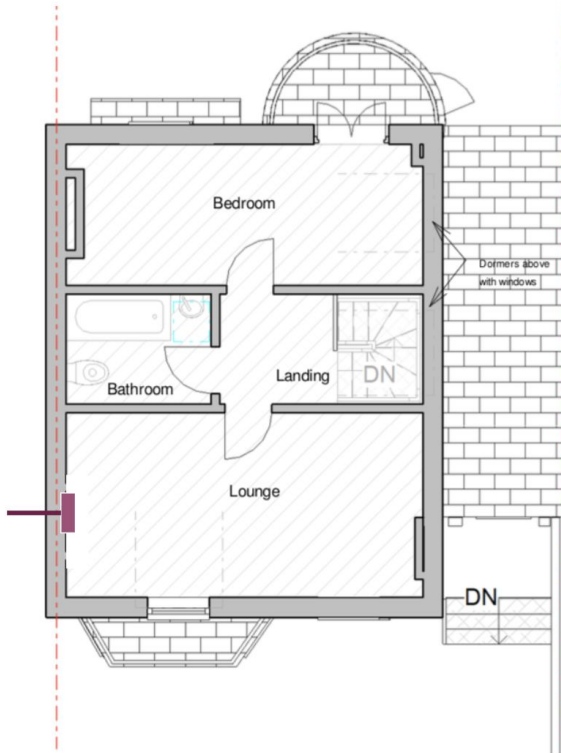
Number 4 Prince Albert Road is also listed (list entry number 1329905) and is in the Primrose Hill Conservation Area. It has a flue at the front of the building.



### Principles of and Justification for the Proposed Change to the Flue Location

The existing flue for Flat 5, 19 Prince Albert Road is routed immediately out of the flat into a chimney from a boiler located in a lounge cupboard. It exits the chimney via two white pipes that protrude from the chimney pots and are visible from all aspects of the building, including the street at the front.

The plan below shows the location of the boiler and flue (red) and the relationship between the flue and the flat.



The photos below show the boiler in the lounge cupboard, and the flue leaving the flat above the boiler.



In 2008 the gas safety regulations changed requiring that the whole length of the flue is able to be examined, making use of inspection hatches as necessary (BS 5440-1:2008).

As it is impossible to examine the existing chimney flue, a NoCo Carbon Monoxide detector was installed for the existing boiler as a permissible solution. However, the detector ceased working and they are no longer sold or supported. There is no equivalent product on the market. The existing flue is therefore no longer compliant with the regulations.

In summary, maintaining the existing flue is not an option and the flue needs to be rerouted.

The proposed solution is to route the flue in the void between the ceiling and the roof so that it exits horizontally behind the front pitch. Inspection hatches would be installed in the ceiling to meet gas safety regulations.

The flue would not be visible from the street at the front of the building, and would only just be visible at the rear from a small number of top floor flats on Regents Park Road. This is similar to the arrangement at Flat 5, 17 Prince Albert Road, except that their flue is vertical.

The drawing below shows the front elevation, with the old flue pipes that are to be removed. The new flue will not be visible from the front of the building.





The drawing below shows the rear elevation with the new flue. This new flue will only just be visible to a few top floor flats on Regents Park Road and won't impact the silhouette of the building. These flats will benefit from the removal of the old flue pipes.



## Impact of the Proposed Changes on the Special Character for the Building

The appearance from the front (street) and side of the property will be enhanced as the old unsightly flue pipes exiting from the chimney pots will be removed. This will be the only visible change as the new flue will not be visible, unlike for the majority of houses and flats within the same listing.

The appearance will also be enhanced from the rear, as the new flue will only just be visible to a few top floor flats on Regents Park Road and the old flue pipes will be removed. The silhouette of the building will be improved as, unlike the existing flue pipes, the new flue will not alter the silhouette of the building.

The flue will allow heating and hot water in the flat in a manner that is compliant with gas safety regulations, with the added benefit of a new energy efficient boiler.

## Planning History

Several applications have been made to alter the listed property. The applications related to Flat 5 are listed here.

9070417 (19 Prince Albert Road)

9<sup>th</sup> March 1990 Internal alterations in connection with conversion of house into five flats;  
Grant List.Build. or Cons.Area Consent

PE9700215R1 (Flat 5, 19 Prince Albert Road)

23<sup>rd</sup> May 1997 The installation of two velux roof light in the side of the existing roof slope;  
Grant Full Planning Permission (conds)

LE9700216R1 (Flat 5, 19 Prince Albert Road)

23<sup>rd</sup> May 1997 The installation of two velux roof light in the side of the existing roof slope;  
Grant L B Consent with Conditions

Note that although applications PE9700215R1 and LE9700216R1 were approved, the work was not carried out and the consent has now lapsed.

## Schedule of Works

It is expected that the work will be completed in a single day.