

# **Objection Letter Appendix**

**226 Finchley Road NW3  
(Ref 2019/1991/P)**

**10 June 2019**

# Current rear layout at 226 Finchley Road



Impact on garden  
amenity space in  
Conservation Area to  
be assessed



**Proximity to 228  
Langland Mansions**



**Encroaching  
window  
opening**

**Encroaching  
pipes**



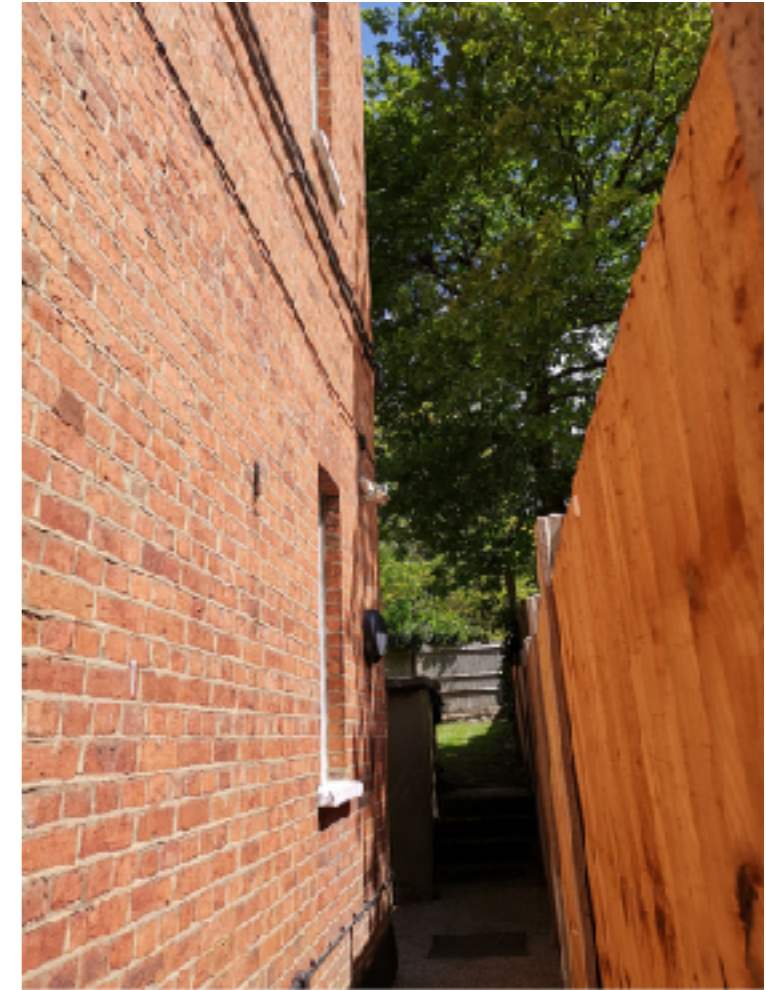
**Less than  
1m width  
alleyway  
belonging to  
Langland  
Mansions**

## Proximity and Loss of Privacy



Existing small window overlook into two windows of our bedroom and has already caused significant loss of privacy

**Loss of DIRECT  
sunlight impact**



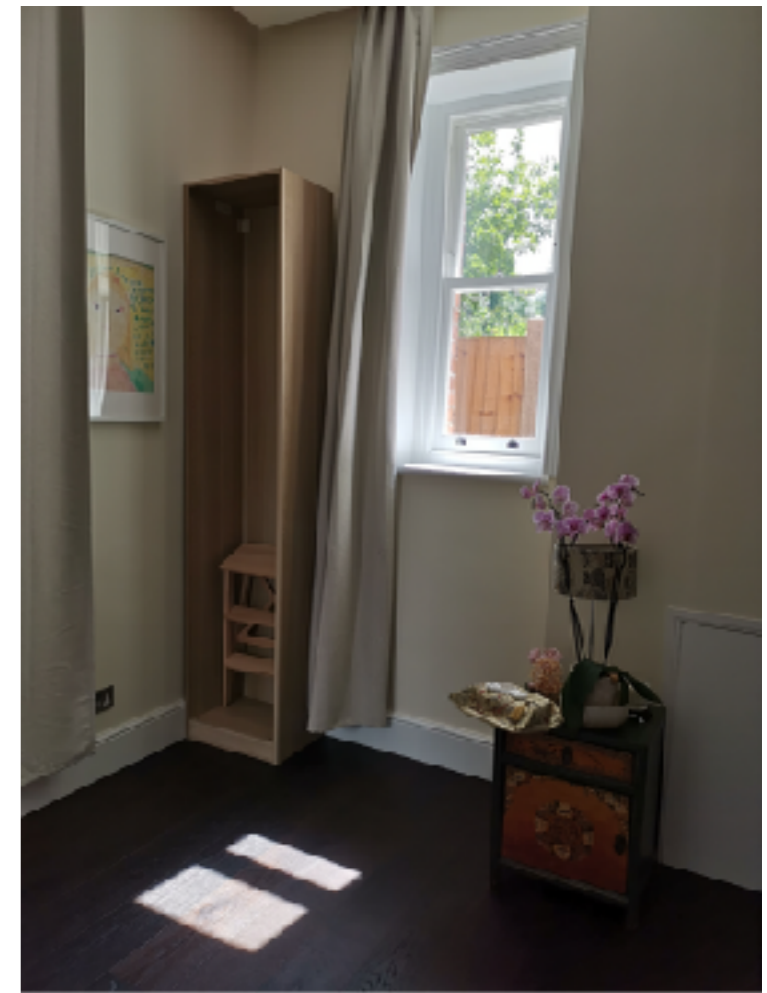
Direct sunshine  
enjoyed by the single  
window into our  
master bedroom  
(taken from outside)

**Loss of DIRECT  
sunlight impact**



Direct sunshine  
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window into our  
master bedroom  
(taken from inside)

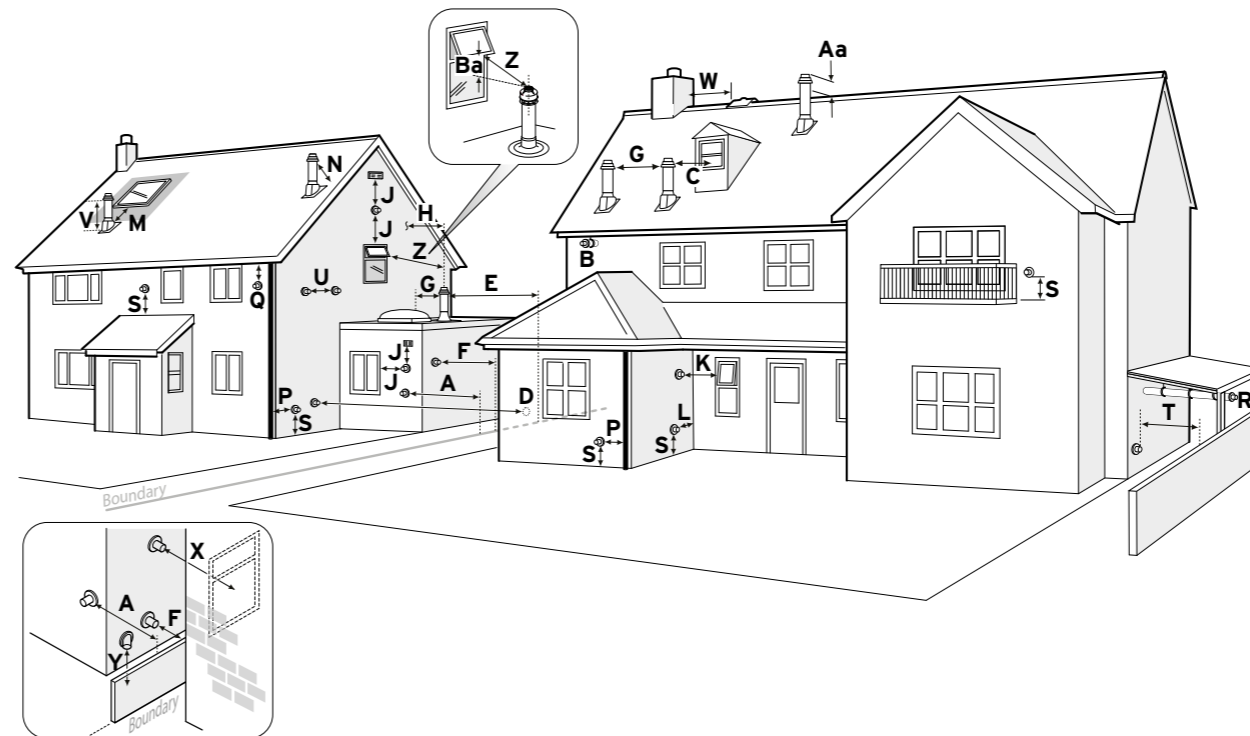
**Loss of DIRECT  
sunlight impact**



Direct sunshine  
enjoyed by the single  
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master bedroom  
(taken from inside)

## Terminal clearances

**Vaillant Installation Manual (page 30) -**  
 “X” requires boiler flue terminal **clearance of 2m** if there is an **opening in adjacent building**. If there is no opening in adjacent building, then minimum 60cm clearance only is needed (see “F”)



A	300	300mm adjacent to a boundary
B	25	The dimension below eaves, balconies and car ports can be reduced to 25mm, as long as the flue terminal is extended to clear any overhang. External flue joints must be sealed with a suitable silicon sealant
C	1500	1500mm between a vertical flue terminal and a window or dormer window on a roof
D	1200	1200mm between terminals facing each other
E	300	Vertical flue clearance, 300mm adjacent to a boundary line
F	600	600mm distance to a boundary line, unless it will cause a nuisance. BS 5440:Part 1 recommends that care is taken when siting terminal in relation to boundary lines
G	300	300mm minimum clearance from a skylight to a vertical flue or to another vertical flue
H	500 1500	Vertical flue clearance, 500mm to non-combustible building material, and 1500mm clearance to combustible building material
J	300	300mm above, below and either side of an opening door, air vent or opening window
K	600	600mm diagonally to an opening door, air vent or opening window
L	300	300mm to an internal or external corner
M	2000	2000mm below a Velux window, 600mm above or to either side of the Velux window
N	400	400mm from a pitched roof or 500mm in regions with heavy snowfall
P	25	25mm from vertical drain pipes and soil pipes
Q	200	200mm below eaves and 75mm below gutters, pipe and drains

R	25	The dimension below eaves, balconies and car ports can be reduced to 25mm, as long as the flue terminal is extended to clear any overhang. External flue joints must be sealed with suitable silicon sealant
S	300	300mm above adjacent ground or balcony
T	600	600mm distance to a surface facing a terminal, unless it will cause a nuisance. BS 5440: Part 1 recommends that care is taken when siting terminals in relation to surfaces facing a terminal
U	300	300mm clearance alongside another terminal
V	300	300mm above roof level
W	300	300mm min to vertical structure on roof, roof vent
X	2000	2000mm min. to opening in adjacent building
Y	600	600mm min. at an angle to a boundary which is not less than 300mm to the terminal
Z	600	600mm min. measured to the nearest corner of the OPEN window
Aa	300	No more than 300mm above ridge
Ba	300	Not less than 300mm below the opening window

- All measurements are the minimum clearances required
- Terminals must be positioned so to avoid combustion products entering the building
- Support the flue at approximately one metre intervals and at a change of direction, use suitable brackets and fixings
- Installations in car ports are not recommended
- The flue cannot be lower than 1 metre from the top of a lightwell due to the build up of combustion products
- Dimensions from a flue terminal to a fanned air inlet to be determined by the ventilation equipment