

Previous Planning Condition 8:

*EXTRACTION VENTS, GAS FLUES, EXTERNAL PIPEWORK, or DUCTING. Notwithstanding the details submitted there are to be no gas flue, extraction vent, pipework, soil pipe, services ducting, and/ or utility boxes on the external elevations other than those shown on the plans as approved unless otherwise agreed in writing by the local planning authority prior to works being undertaken.*

For clarity we understand that this condition is regarding to any ducts and flue coming out of the elevations, but we would to clarify the following in regard to this condition:

To the central proposed flat roof, there will be a soil vent pipe to serve the new bathroom drainage, along with a boiler flue to facilitate the installation of a new boiler at first-floor level. Both are shown below indicatively. Due to the flat roof's position between the existing and proposed pitched roofs, and at a lower level, they will not be visible from any elevations, but for clarity, these are indicated in red on the roof plan below:

