

Accompanying Statement

DCL 09704

N.H.C.

19 AUG 2025

NORTGATE

Kirby Manor
73 High Street
Ashwell
Herts
SG7 5NP

URGENT REPAIR WORK, PLEASE EXPIDITE THIS APPLICATION

To Whom It May Concern

Please ^{note} ~~not~~ the current situation is not good for the building, is causing discolouration to the roof tiles, and may be causing internal damp and damage, which are in an inaccessible location between our two attic spaces. Therefore URGENT attention is required.

We have spent some weeks trying to find a plumber who could replace the ballcock on the header tank for our central heating system after the tank started to overflow recently. The overflow has now become constant and we have been unable to find a plumber who can find a way to access the tank and do this work. The recommended solution is therefore to install a modern boiler to replace the current 30+ year old model.

Replacing the boiler involves placing of a 100mm diameter flue though the recessed wall of the current boiler room.

The proposed works will not otherwise affect the character of the listed building. The solution British Gas have advised us to use:

- minimises the disturbance of the internal pipework and, with the exception of the flue, does not affect the fabric of the building. It will however give better control of the internal heating of the building.
- The flue is 100mm in diameter and would go through a rendered wall which is recessed from the main line of the annex. This means the flue
 - is in a less visible location and
 - should the flue become redundant the appearance of the wall can be restored, which would not be possible if we were drilling through the older brickwork.

I hope we can receive a decision before the 1st September which is the earliest date British Gas have been able to give us for this urgently needed work.

Yours sincerely

Elizabeth Chandler