

Date: 25 June 2022 at 14:02:54 BST
To: Selina Donophy
Subject: APP/22/00475 and APP/22/00476

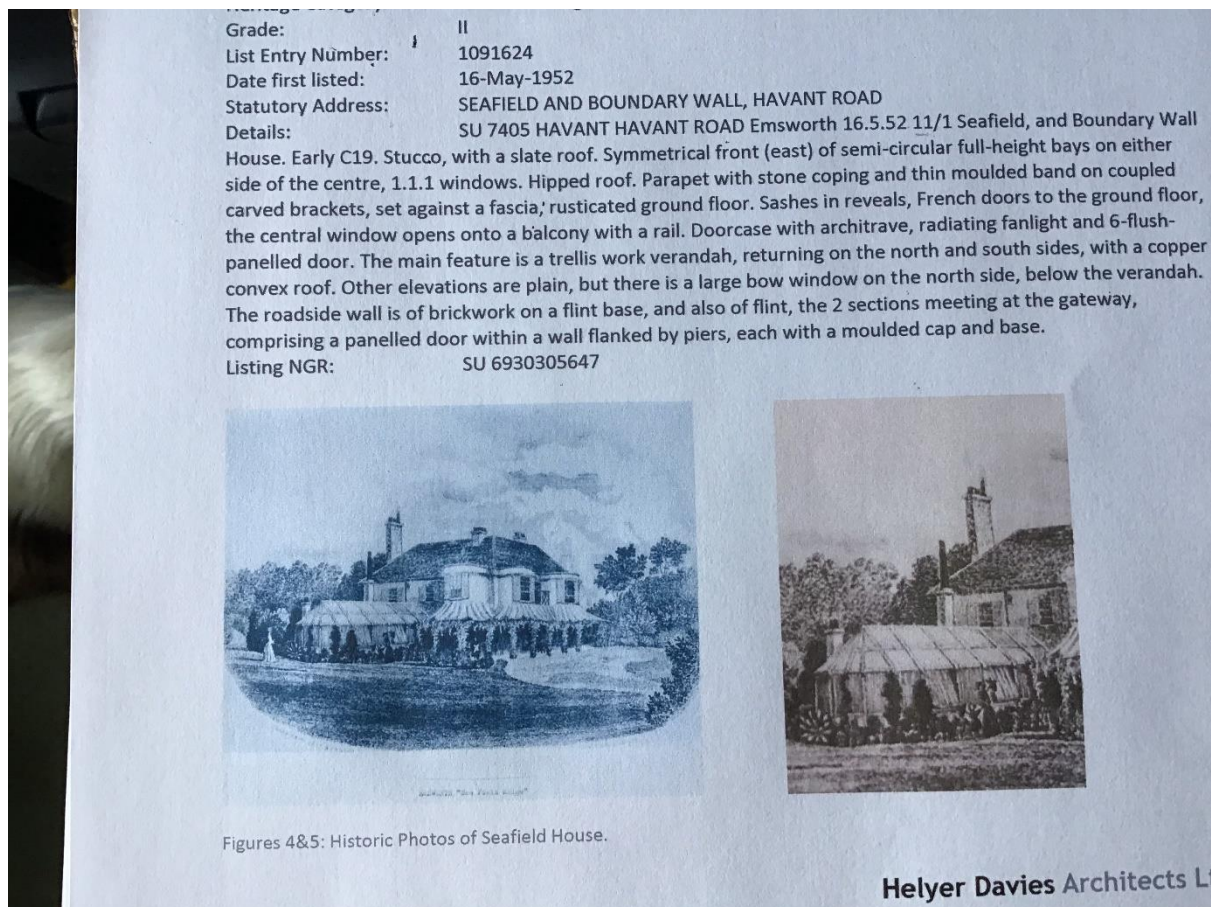


Image 1

There are many concerns in reinstating the derelict chimney as a conduit for a log burner flue as detailed in the above applications.

The sketches Fig4&5 which are to inform the height, materials etc are in fact fiction. (Image 1)The sketches are titled Sea Field Lodge and they are identical. Little Seafield which is Grade11 listed is only half drawn in the sketch. The additional servants quarters were added later. The chimney is not brick but C19 stucco shown adjacent to the stainless steel flue outlet and over 200 years of weathering has this grey appearance from lichen, black cover added by previous owner to stop rain water going into greenhouse. (Image 2)



Image 2

The painting (Image 3) shows no chimney.



Image 3

In the painting the chimney shown at the end of Little Seafield in the sketch has been removed and the “servants quarters” have been added. The smaller chimney at the end of the greenhouse is below gutter level. Seafield was first listed in 1952.

The drawings Fig4&5 predate the listing and if the derelict small chimney is built up to conform to building regulations then the outlook from Little Seafield which had then not been altered to provide servants quarters will be hugely impacted. So building a chimney on the rear west side of Seafield House would result in the positioning of a brick column (50cmx50cmx600cm) in the front elevation of the listed building Little Seafield. The agent Helyer Davies does not mention that Little Seafield and Seafield House are both listed semi detached and that Seafield was converted in 1975 to these two dwellings by a London Architect. The London architect lived in Little Seafield after it’s conversion. The two properties are connected like interlocking parts of a jig saw so although the chimney is on a boundary it appears in the mid view of a Regency window of Little Seafield. Deprivation of light would also be a problem in a South facing terraced garden.

So the drawings (image 1) are irrelevant, unreliable and cannot be used to reinstate a chimney for a flue outlet. They predate the listed Seafield and have been named Sea Field Lodge by the artist. The conservatory as it is now bears little resemblance to the sketch and the listed Little Seafield is not shown in it’s entirety. Little Seafield is the older part of Seafield and evidence of the Smithy, farm, Clome oven, flagstone floors, outside cellars are still present on the Little Seafield side.

The positioning of the flue in APP/21/01256 and APP/21/01444 and the products of combustion were a concern for all living in Kinnell Close. There were some 30 objections submitted to HBC. Emissions whether from a 4metre stainless steel flue or column of bricks are going to be the same. It is hard to imagine why we are discussing this when the consequences and dangers of installing log burning stoves and the products of combustion is well documented and strict Government guidelines in place. The PM's are particularly harmful to the elderly and babies and smoke from log burners are a main source.