Condition Approval Removal Statement

Site Address: Brewhouse &Kitchen, Wykeham Road, Worthing, BN11 4DJ

Reference: PP-13307226

Approval of Details Reserved by Conditions 22 (ductwork coverings) of Application No. AWDM/1923/18.

We are looking to remove Condition 22 relating to the cladding of the new external kitchen extract ductwork to form a faux chimney due to it not being unpractical to install in the proposed location.

The proposed location of the faux chimney breast is sited over a section of flat roof extension and it is not feasible to use traditional construction methods to form the structure due to the load bearing capacity of the timber joisted roof. We have explored lightweight faux options, but these look contrived and will also create a potential fire risk.

It has been reviewed and discussed with the previous head of council (James Appleton) on site and agreed that the ductwork that has been installed is barely visible externally and if powder coated to match the building will have less visible impact than forming a larger boxing to try and conceal it.

Due to the requirements to meet current DEFRA standards and the amount of plant required it was impossible to conceal the ductwork within the single storey roof void as it had been previously and there were no other viable routes that would have been more sympathetic to the host building.

Simon Bunn