

Works to your Chimney

If your neighbour is a private owner please contact them direct.

Party Wall Notice

Before any works are completed to your chimney you must complete an owner's permission application form and serve a Party Wall Notice to us.

For more information and access to the documents /forms, please click the links below.

<https://www.boltonathome.org.uk/improvements-to-your-home>

<https://www.gov.uk/party-walls-building-works/when-how-tell-them>

We recommend that you speak to your neighbours with regards to any works you have planned, however Bolton at Home will give/refuse any permissions.

There is a fee payable for permission applications , payment of this fee does not represent our consent.

Works to Flue, Chimney and Soil or Vent pipes

Before any works are started, please visit the links below to check if you need planning permission or building control approval.

https://www.planningportal.co.uk/info/200128/building_control

https://www.planningportal.co.uk/info/200125/do_you_need_permission

<https://interactive.planningportal.co.uk/>

Fitting, altering or replacing a flue, chimney or soil and vent pipe will normally be permitted development, not requiring planning consent, providing certain rules and conditions are met. **However, it is likely building control approval is needed, especially if you wish to remove the chimney.**

Refusal of Permission

Permission will not be granted for the following:

- If the adjoining property has a gas fire no permission will be granted to remove the chimney.
- No evidence of Building control approval is provided
- No fee is paid

Provisional consent will be granted once the fee is paid, the application form is completed and the party wall notice is served.

Full permission will not be granted until all requested documentation is provided.

Lack of full permission is a breach of your lease/conveyance/transfer document and can affect the future sale of your property.

Further Information

Please visit LEASE for independent advice <https://www.lease-advice.org/>

If you require any further information from Bolton at Home, please contact us on:

01204 328000 or email OwnerOccupierPermissions@boltonathome.org.uk