

13 Grange Court EH9 1PX

Planning Application 19/01066/FUL

COMMENT from Grange Association

5 April 2019

The Grange Association has reviewed application 19/01066/FUL and lodges this comment, taking into account the setting within the Grange Conservation Area of 13 Grange Court and the neighbouring properties in this unusual court setting. The proposals are to install a gas meter to the exterior and to run gas pipework up and across the exterior front elevation to serve a gas boiler at first floor level.

We note the guidance in *Listed Buildings and Conservation Areas (March 2018)* relating to gas pipes and meter boxes in conservation areas (page 28):

“A maximum of a 450mm of supply pipe should be visible on the front wall. External pipes which are both horizontal and vertical must have the horizontal section within the basement areas (where applicable) and not be visible from the street. “

Planning permission can be granted where compliance with the guidelines above cannot be achieved. However, the drawings submitted by the applicant indicate that it would be feasible to run the new gas pipe from the external meter through the wall of the cellar (ground floor plan) to rise inside the cellar to first floor level. From the first floor, the new pipe could be run internally to the new boiler. Thus we consider it appropriate to require compliance with the guidance as a minimum.

We ask that the applicant be requested to consider re-routing the new gas pipe to be internal from the meter to the boiler.

Grange Association

5 April 2019