

# Log burners

Requests and conditions of approval



North  
Tyneside  
Council

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## **Introduction**

This document provides advice on the installation and design of log burners on your property.

There are a number of things to consider and this guidance note will assist you in considering all factors in your works to install a log burner.

As a tenant you have a right to make certain improvements to your home but only with the Council's advance written permission. We will not refuse permission unless there is a good reason. The right to make improvements applies to secure tenants only, if you are an introductory tenant, you must not carry out any alterations or improvements to your home or property.

Please make sure you read and consider this guidance before applying to make any alterations or improvements.

If you have any questions or queries, please get in touch with us directly and we'll be able to advise.

## Installation requirements

We have a number of conditions that must be met before we can give agreement for any heating works.

- Any proposed external flue route that fronts a highway requires Planning Permission.
- Permission for the termination of the flue extends to a maximum of 1m above the highest point of the roof; should the design of the flue require a higher termination, full Planning Permission is required.
- All servicing and maintenance must be carried out as required and in accordance with the manufacturer's guidance.
- The tenant must bear the cost of any work required on the appliance.
- All documentation relating to the installation, maintenance and repair of the appliance must be retained by the tenant and made available for review by North Tyneside Council on request
- The appliance installed must be DEFRA exempt and the fuel burnt must be suited to this appliance.
- The installation and specifically the flue construction, design and outlet must be in accordance with Building Regulations.
- It is a requirement of the Building Regulations that such appliances are installed by a competent person registered with HETAS or, a Building Regulation application is submitted.
- The cost of decommissioning and removal of the appliance will be covered by the tenant, as well as remedial work required to return the building to its pre-installation state.
- The appliance must be removed at the end of the tenancy or at any such point that it is deemed unsafe or a nuisance.

## **Responsibility for maintenance**

Condition of approval requires that the tenant who applies for the approval is solely responsible for repairs, maintenance, and related upkeep of the installation, in line with Section 9.3.1 of the Tenancy Agreement for the duration of their tenancy.

The installation of a log burner does not qualify under the Compensation for Improvements Regulations

## **Reference to external guidance**

There are a number of places online where you can find additional information on before submitting your application. These include:

### **Permitted development rights for householders**

#### **Technical Guidance**

[Click here for Permitted Development](#)

### **Smoke Control – North Tyneside Council guidance leaflet**

[Click here for smoke control](#)

## **Once you've completed the work**

Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection.