AGENDA ITEM NO 5

REPORT NO 143/24

ANGUS COUNCIL

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE – 21 MAY 2024

3 BROOMHILL WYND, MONIFIETH

REPORT BY THE DIRECTOR OF LEGAL, GOVERNANCE & CHANGE

1. ABSTRACT:

The Committee is asked to consider an application for a review in relation to the removal of condition 3 for planning permission ref 23/00516/FULL for the conversion of attached garage to form home office, single storey rear extension and installation of air source heat pump at 3 Broomhill Wynd, Monifieth.

2. ALIGNMENT TO THE COUNCIL PLAN AND COUNCIL POLICIES

This Report contributes to the following local outcomes contained within the Angus Council Plan 2023-2028:

- Caring for our people
- Caring for our place

3. RECOMMENDATIONS

It is recommended that the Committee:-

(i) consider and determine if further procedure is required as detailed in at Section 4;

(ii) if further procedure is required, the manner in which the review is to be conducted;

(iii) if no further procedure is required:

(a) review the case submitted by the Planning Authority **(Appendix 1)**; and

(b) review the case submitted by the Applicant **(Appendix 2)**.

4. CURRENT POSITION

The Development Management Review Committee is required to determine if they have sufficient information to determine the Review without further procedure. If members do not determine the review without further procedure, the Review Committee must determine the manner in which the review is to be conducted. The procedures available in terms of the regulations are: written submissions, hearing sessions or inspection of the land to which the review relates.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications arising from the recommendations of this Report.

6. RISK MANAGEMENT

There are no issues arising from the recommendations of this Report.

7. ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications arising from the recommendations of this Report.

8. EQUALITY IMPACT ASSESSMENT, HUMAN RIGHTS AND FAIRER SCOTLAND DUTY

An equality impact assessment is not required.

NOTE: No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

Report Author: Sarah Forsyth
E-Mail: LEGDEM@angus.gov.uk

List of Appendices:

Appendix 1 – Submission by Planning Authority
Appendix 2 – Submission by Applicant

APPENDIX 1

ANGUS COUNCIL'S SUBMISSION ON APPEAL AGAINST CONDITIONS IMPOSED

APPLICATION NUMBER – 23/00516/FULL

APPLICANT – MR STEWART ROBERTSON

PROPOSAL & ADDRESS – CONVERSION OF ATTACHED GARAGE TO FORM HOME OFFICE, SINGLE-STOREY REAR-EXTENSION AND INSTALLATION OF AIR SOURCE HEAT PUMP AT 3 BROOMHILL WYND MONIFIETH DUNDEE

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Angus Council

Application Number:	23/00516/FULL
Description of Development:	Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump.
Site Address:	3 Broomhill Wynd Monifieth Dundee DD5 4RE
Grid Ref:	349666 : 733220
Applicant Name:	Mr Stewart Robertson

Report of Handling

The site and proposals are as described above.

Variations

The application has not been amended.

Publicity

The application was subject to normal neighbour notification procedures.

The nature of the proposal did not require that the application be the subject of press advertisement.

The nature of the proposal did not require a site notice to be posted.

Planning History

None.

Applicant's Case

Correspondence from the agent, dated 22 August 2023, provides a response to the representation received to the proposal form a third party. The agent indicated that the window (on the front elevation) has been sized to reflect the dimensions and proportions of and centred on the dormer directly above. They note the lintel over the new window opening will be completely removed and the window surround rendered to match the existing dwelling. The agents advised the new window opening does not directly face any habitable window or area of private amenity opposite therefore concludes there is no risk of overlooking.

Technical details for the proposed wood burning stove and associated flue were also provided, alongside a supporting letter which states the proposed solid fuel combustion appliance to be insalled would be DEFRA exempt and certified for use in Smoke Control Areas. The note the termination point/outlet of the proposed flue is above the highest point of the openable windows at first floor level of both the application property and nearest adjacent property to the east, and at a height of at least 4.5m above the top of the appliance in order to achieve the required draught/ chimney effect as per the manufacturers installation details + HETAS guidance. The also states that only authorised/ certified 'smokeless' fuels approved for use in Scotland will be used to ensure that there is no detrimental impact on any residential amenity or property. The agent indicates the proposed appliance would be installed following the relevant standards and guidance clauses in the building standards domestic technical handbook and that the location of the stove would exceed these minimum distances. They conclude the risk of impact of the stove on neighbouring properties would be very very low.

Consultations

Community Council - There was no response from this consultee at the time of report preparation.

Roads (Traffic) - Do not object.

Scottish Water - There was no response from this consultee at the time of report preparation.

Environmental Health (Arbroath) - Do not object in terms of potential land contamination or amenity, subject to condition.

Aberdeenshire Council Archaeology Service - Do not object.

Representations

One letter neither objecting to nor supporting the application has been submitted. The representation raises concerns with the size, design and amenity impacts of the proposed front window alterations, and safety concerns regarding the connection for electric vehicle charging.

The comment has been considered and is discussed further in the assessment section below.

Development Plan Policies

National Planning Framework 4 (NPF4)
Policy 1 Tackling the climate and nature crises
Policy 2 Climate mitigation and adaptation
Policy 3 Biodiversity
Policy 4 Natural places
Policy 6 Forestry, woodland and trees
Policy 7 Historic assets and places
Policy 14 Design, quality and place
Policy 16 Quality homes
Policy 18 Infrastructure first
Policy 22 Flood risk and water management
Policy 23 Health and safety

Angus Local Development Plan 2016
Policy DS1 : Development Boundaries and Priorities
Policy DS3 : Design Quality and Placemaking
Policy DS4 : Amenity
Policy TC4 : Householder / Domestic Development
Policy PV4 : Sites Designated for Natural Heritage and Biodiversity Value
Policy PV5 : Protected Species
Policy PV7 : Woodland, Trees and Hedges
Policy PV8 : Built and Cultural Heritage
Policy PV12 : Managing Flood Risk
Policy PV13 : Resilience and Adaptation
Policy PV15 : Drainage Infrastructure

The full text of the relevant development plan policies can be viewed in the documents referenced above.

Assessment

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. Regard has also been had for sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 in so far as they are relevant to this case.

Policy TC4 relates to proposals for house and flat alterations/extensions and development within the curtilage of houses and flats. It indicates that development will be supported where the siting, design, scale or massing of the proposal does not:

1. adversely affect the residential amenity enjoyed by the house or surrounding domestic properties including, in the case of microgeneration, through noise or shadow flicker;
2. detrimentally affect the character and/or appearance of the building, site or surrounding area; and
3. result in the overdevelopment of the plot or a loss of garden ground, parking or bin storage.

NPF4 policy 16 criterion (g) deals with householder development and identifies similar considerations regarding design and amenity impact. Part (h) of the policy provides general support to proposals for adaptations relating to changing climate risks or where they relate to people with health conditions that lead to particular accommodation needs.

In addition, development plan policy seeks to safeguard amenity and requires all proposed development to have regard to opportunities for maintaining and improving environmental quality. It indicates that development will not be permitted where there is an unacceptable adverse impact on the surrounding area or the environment or amenity of existing or future occupiers of adjoining or nearby properties. The policy identifies matters that will be taken into account and recognises that in some circumstances it will be appropriate to approve proposals that give rise to amenity impacts where they can be mitigated.

The development plan also provides policies that deal with biodiversity and protected species; design quality; built and cultural heritage; and flood risk. Those policies are identified above and have been considered in the determination of this application.

In this case the proposal is broadly compatible with relevant council guidance as set out in the householder development planning advice note and in the design quality and placemaking supplementary guidance. The proposal does not have a significant adverse impact on the character and appearance of the dwelling or wider area. It does not result in overdevelopment of the plot or unacceptable loss of garden ground, parking or storage. The roads service has reviewed the proposal and offered no objection in terms of road safety.

In considering impacts upon amenity, the council's Environmental Health service has considered the proposal and indicates concerns with regards to the proposed flue serving a wood burning stove. The agent has submitted various details to suggest the flue would not cause any unacceptable impact upon neighbouring properties. However Environmental Health retain that, given the height and the proximity of the flue to neighbouring property, emissions from the flue could cause a detrimental impact to residential amenity. On this basis there has not been sufficient information provided to demonstrate the flue would not result in any unacceptable impacts upon air quality or residential amenity. As the development is otherwise acceptable, a condition has been attached to clarify the flue is not approved as it would conflict with ALDP Policies TC4 and DS4. A condition is also attached to regulate the noise emitted by the proposed Air Source Heat Pump. The relationship of the proposal with surrounding property does not give rise to any significant amenity impacts having regard to the published guidance (including BRE guidance on site layout planning for daylight and sunlight), and to the nature of impacts that are typically found in the area, subject to the aforementioned conditions.

The nature and scale of the proposal is such that it does not give rise to unacceptable impacts in terms of other identified policy considerations having regard to available evidence and consultation responses. This conclusion does not absolve the applicant/developer from complying with other statutory and regulatory regimes. In circumstances where the proposal relates to adaptation of an existing domestic property in a manner that complies with relevant policies, it does not conflict with the overall objectives of the development plan. The identified condition/s are compatible with relevant policy tests.

In overall terms and having regard to policies and their intent, the proposal is compatible with the development plan.

In terms of other material considerations, it is noted that a neighbour has raised concerns with regards to the proposed works to form a window from the original garage door on the principal elevation of the property. These works would benefit from permitted development rights under Class 2B of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and as such would not require planning permission. Notwithstanding this, the design of the opening would remain in keeping with the character of the property and would not detract from the appearance of the area. The

window would also comply with the Council's guidance in regard to recommended window to window distances and therefore would not result in any unacceptable impacts upon the amenity. The representation notes the works have already begun and raises safety concerns regarding the lintel over the window opening and the use of an electric vehicle charging cable through the window of the application property. With regards to the broken lintel the agent has advised this would be completely removed. Furthermore it would be the role of Building Control service to assess whether a project meets legal safety and performance standards, this matter is not regulated via the planning process. The use of the of a temporary vehicle charging cable would not be development and would not be controlled via planning legislation. With regard to the part retrospective nature of the proposal, the works believed to have been undertaken to this date appear to benefit from permitted development rights and would not require planning permission, nonetheless planning legislation makes specific provision for the submission of retrospective planning applications.

In conclusion the proposal is broadly consistent with relevant council guidance contained in published planning advice notes and is compatible with development plan policy. There are no material considerations that justify refusal of the application.

Human Rights Implications

The decision to grant permission/consent, subject to conditions, has potential implications for neighbours in terms of alleged interference with privacy, home or family life (Article 8) and peaceful enjoyment of their possessions (First Protocol, Article 1). For the reasons referred to elsewhere in this report justifying this decision in planning terms, it is considered that any actual or apprehended infringement of such Convention Rights, is justified. The conditions constitute a justified and proportional control of the use of the property in accordance with the general interest and have regard to the necessary balance of the applicant's freedom to enjoy his property against the public interest and the freedom of others to enjoy neighbouring property/home life/privacy without undue interference.

Decision

The application is approved subject to conditions

Reason(s) for Decision:

1. The proposal is in accordance with the development plan as it does not give rise to unacceptable impacts on amenity, the character and appearance of the dwelling or wider area and does not result in overdevelopment of the plot or unacceptable loss of garden ground, parking or storage as assessed in terms of the council's published guidance, subject to condition. It does not result in unacceptable impact on natural, built, or cultural heritage interests and does not result in unacceptable flood risk or road safety implications having regard to the location and the nature and scale of the development. There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.

Reason: In order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.

2. Noise emissions from the air source heat pump shall not individually exceed NR Curve 25 between 2300 and 0700 and NR Curve 35 at all other times as measured within any dwelling or noise sensitive premises with the windows open at least 50mm.

Reason: In the interest of amenity of neighbouring properties.

3. The flue as shown on drawings 'Proposed South and West Elevations' no. 008 and

'Proposed North and Sectional East Elevation' no. 007 is not approved.

Reason: It has not been demonstrated that the flue would not result in an unacceptable impact upon air quality or the amenity of neighbouring properties and as such would be contrary to Policy DS4 and TC4 of the Angus Local Development Plan.

Notes:

Case Officer: Alexandra Motoi
Date: 17 October 2023

AC2

From: Adrian G Gwynne
To: PLNProcessing
Subject: RE: Planning Application Consultation 23/00516/FULL
Date: 15 August 2023 08:07:45

No objections

-----Original Message-----
From: PLNProcessing@angus.gov.uk <PLNProcessing@angus.gov.uk>
Sent: 01 August 2023 16:07
To: Rdspln <rdspln@angus.gov.uk>
Subject: Planning Application Consultation 23/00516/FULL

Please see attached document.

From: Martin Petrie
To: Alexandra Motoi
Subject: RE: FW: Consultation Request for planning 23/00516/FULL
Date: 25 September 2023 15:47:00
Attachments: broomhill wynd.odt

Hi Alexandra
Further to my last email, I copied you into regarding 3 Broomhill Wynd, and subject to the flue not being approved I have recommended conditions below for ASHP. We have a couple of standard conditions for ASHPs one for if we have details of the pump and one for if none is provided which I have included below. If you have any further queries please do not hesitate to contact me.

Kind regards
Martin

Conditions

1. That notwithstanding the plans accompanying this permission the proposed air source heat pump are not approved by this planning permission unless detailed information demonstrating that noise emissions from the units will not individually or cumulatively exceed:

42dB(A) Leq(5min) as measured 1m from the centre point of any neighbouring window serving a habitable room.

is submitted to and approved in writing by the planning authority. Thereafter only Air Source Heat pumps that comply with the required emissions levels shall be installed in accordance with details and at locations approved in writing by the planning authority.

2. Noise emissions from the air source heat pump shall not individually exceed NR Curve 25 between 2300 and 0700 and NR Curve 35 at all other times as measured within any dwelling or noise sensitive premises with the windows open at least 50mm.

From: Alexandra Motoi <MotoiA@angus.gov.uk>
Sent: 22 September 2023 16:08
To: Gillian + Stewart <hello@wesketchspace.co.uk>
Cc: Martin Petrie <PetrieM@angus.gov.uk>
Subject: RE: FW: Consultation Request for planning 23/00516/FULL

Good afternoon Stewart,

Following on from our phone call yesterday, I think the principle of approving the application with a condition for the flue would be acceptable. I am awaiting an amended consultation response from Martin Petrie to clarify that the objection is related to the flue only, and not to the ASHP or the extension, and we would be in a position to progress after that, but I note Martin is off this week so I anticipate it might take some time for his response to come through following return to work,

Appreciate your understanding,

Thanks,

Alexandra

Alexandra Motoi | Development Standards | Communities | Planning and Transport | Angus Council | Tel 01307 492313 | MotoiA@angus.gov.uk | Planning@angus.gov.uk

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From: Gillian + Stewart <hello@wesketchspace.co.uk>
Sent: 15 September 2023 11:24
To: Martin Petrie <PetrieM@angus.gov.uk>; Alexandra Motoi <MotoiA@angus.gov.uk>
Subject: Re: FW: Consultation Request for planning 23/00516/FULL

Good morning Mr Petrie,

For our reference and future use, can you please send us a copy of your policy wording and the date it was adopted?

The flue outlet subject of 23/00355/FULL was below the ridge line of the application property, less than 20m to adjacent amenity space and less than 30m to the neighbouring property ie it failed all aspects of the criteria you noted yesterday. If these are the criteria of your policy then why was 23/00355/FULL supported and approved consent?

We appreciate your opinion is based on experience, but we suspect that the majority of your dealings with such devices may be via nuisance complaints in regard to odour and smoke. It would be easy to have a negative bias towards similar installations if the majority of your interactions and dealings with them is negative. If an appliance is specified, installed, operated and maintained correctly, odour and smoke will never be an issue.

We've contacted both the SIA and HETAS this week in regard to the proposal and neither organisation sees the logic or justification for your objection on technical grounds ie any limited amount of odour and smoke emitted from the flue outlet will disperse in the atmosphere before it can have a detrimental impact on any neighboring amenity. Of the recent complaints that you have received as a result of odour and smoke from flues, what percentage of these installations had obtained planning consent, building warrant approval and were installed by HES registered installers to ensure that the manufacturers guidance was accurately followed? Did enforcement notices follow?

If you are unwilling to review all of the technical supporting information provided with a view of reappraising your comments, as a compromise to progress towards determination, can you impose a condition on the application that requires the flue outlet to be raised to the height of the ridge or similar? Alternatively, Alexandra, could you include a planning condition that states that the appliance + flue included in the proposal are not approved.

In our view, this would then allow for all the other items of the application to be granted planning consent on or before the original determination deadline and we then have a route of appeal, for the specific condition, via the LRB for the appliance + flue outlet alone?

We look forward to hearing from you.

Gillian + Stewart

MEMORANDUM

TO: Alexandra Motoi, Planning Officer (Development Standards)

FROM: Alan Milne, Environmental Protection Officer

YOUR REF: 23/00516/FULL

OUR REF: Site 546

DATE: 25 September 2023

SUBJECT: Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump at 3 Broomhill Wynd Monifieth Dundee.

With reference to the above planning application and your consultation requesting comment regarding contaminated land, I can offer the following comments.

Available information including historic mapping and aerial photography has been reviewed. I am satisfied that this site does not pose a significant risk of harm to the proposed use from land contamination. Regarding the prescribed Radon gas protection that was recommended when the dwelling was constructed, updated Radon gas data no longer identifies this area as requiring protection.

I do not require any further information regarding contaminated land.

Planning Consultation Response from Aberdeenshire Council Archaeology Service	
Planning Application No	23/00516/FULL
Planning Officer	Alexandra Motoi
Proposal	Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump
Address	3 Broomhill Wynd Monifieth Dundee DD5 4RE
Grid Reference	NO 4966 3322

I have the following comments to make on the application:

(a)	I OBJECT to the application for the reason(s) as stated below	❑
(b)	I have NO OBJECTIONS to the application and have no condition(s) and/or comment(s) to make on the proposal	x
(c)	I have NO OBJECTIONS to the application subject to condition(s) and/or comment(s) about the proposal as set out below	❑
(d)	Further information is required in order to consider the application as set out below	❑

Reason(s) for objection

None

Condition(s)

None

Further comment(s) to be passed to applicant

Further information required to consider the application

Contact: Claire Herbert
email address:
archaeology@aberdeenshire.gov.uk

Date: 14/08/2023
Phone No: 01467537717

Comments for Planning Application 23/00516/FULL

Application Summary

Application Number: 23/00516/FULL
Address: 3 Broomhill Wynd Monifieth Dundee DD5 4RE
Proposal: Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump.
Case Officer: Alexandra Motoi

Customer Details

Name: Ms Rebecca Gilchrist
Address: 17 Broomhill Wynd Dundee

Comment Details

Commenter Type: Member of Public
Stance: Customer made comments neither objecting to or supporting the Planning Application
Comment Reasons:
Comment:The property is opposite my house and as the work has already been started I am concerned about the size of the window. It is large and is not in keeping with the other conversions within the street.
The visual appearance and compatibility with the surroundings. The overhead lintel has has been partial broken
Also there is little privacy for Mr Robertson and I feel slightly over looked at the large window.
My only other concern is for the family having to plug their electric vehicle through an open window from a safety point of view.

I have no other concerns and wish them all the best.

A + R

Anthony Robertson Design Limited
3 Broomhill Wynd, Monifieth, DD5 4RE

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07902030911 | 07751963959

3 0 9

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Location plan
Reference | 001

Date | July 2023

LOCATION PLAN
Scale 1:1250

0M 10M 50M 100M 150M

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309

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Existing site plan
Reference | 002

Date | July 2023

EXISTING SITE PLAN
Scale 1:500

0M 5M 25M 50M

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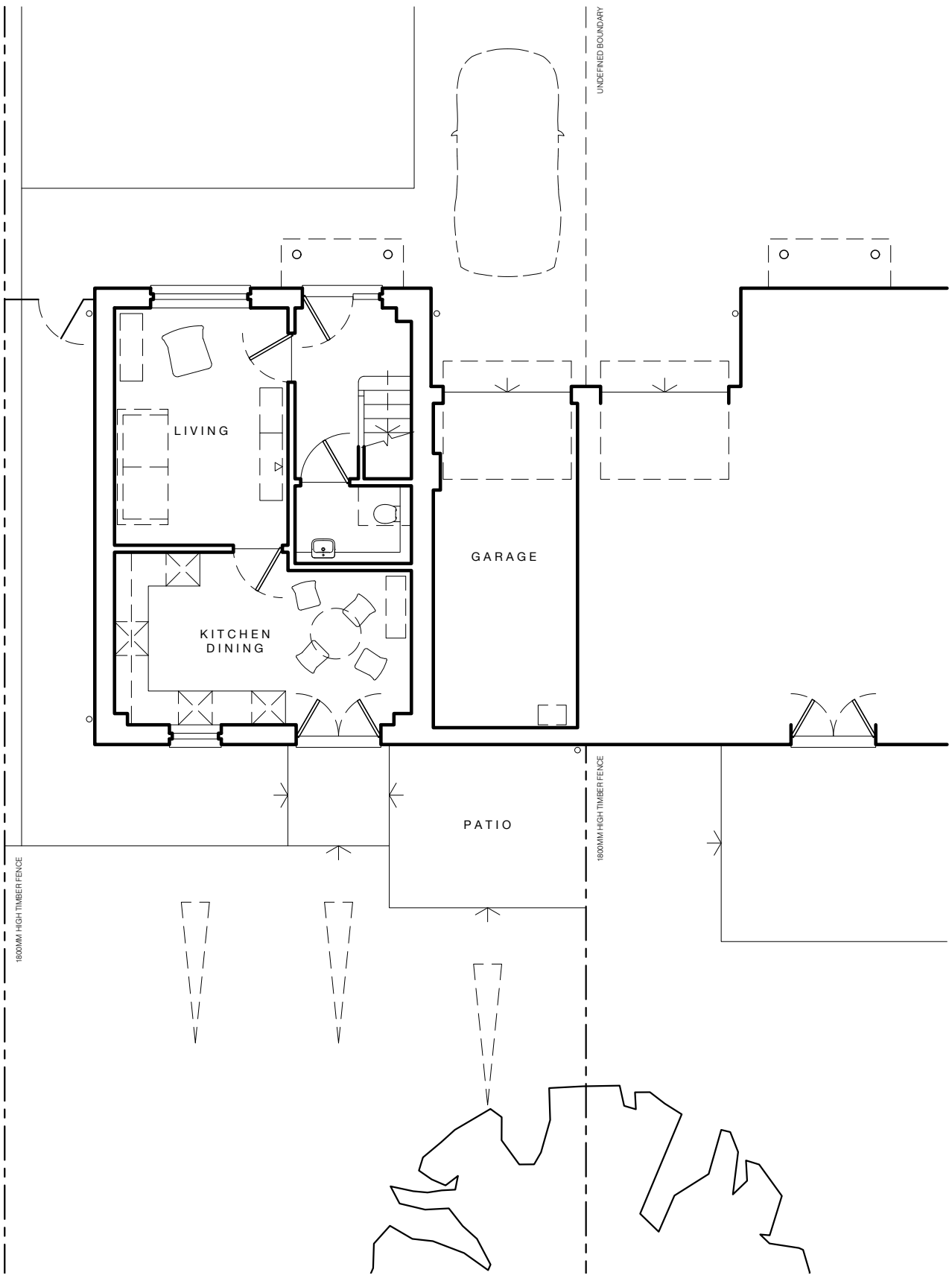
Internal alterations, elevational alterations, conversion of attached garage to form home office, single–storey rear–extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Existing ground floor plan
Reference | 003

Date | July 2023



EXISTING GROUND FLOOR PLAN
Scale 1:100

0M 1M 5M 10M

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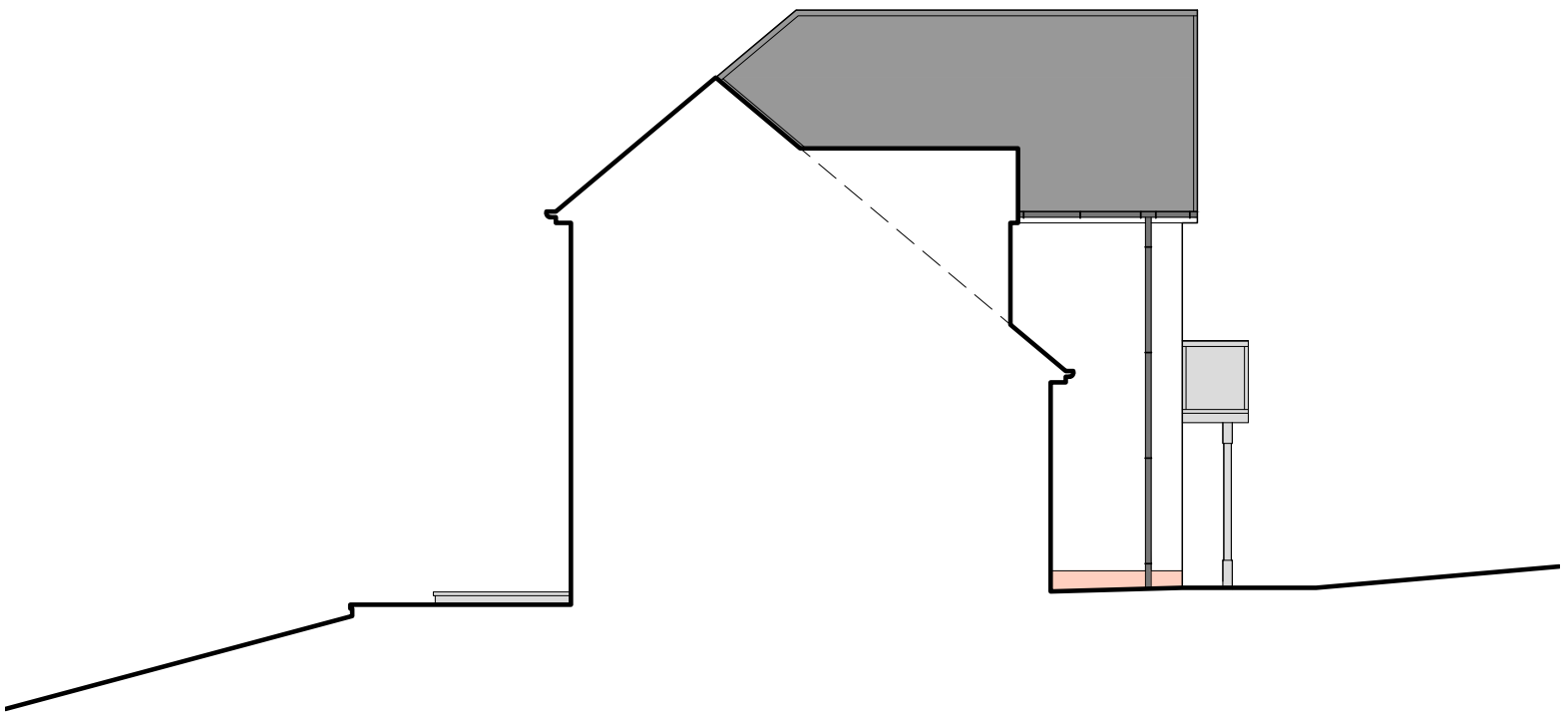
3 0 9

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Existing north + sectional east elevations
Reference | 004
Date | July 2023



NORTH + SECTIONAL EAST ELEVATIONS
Scale 1:100

0M 1M 5M 10M

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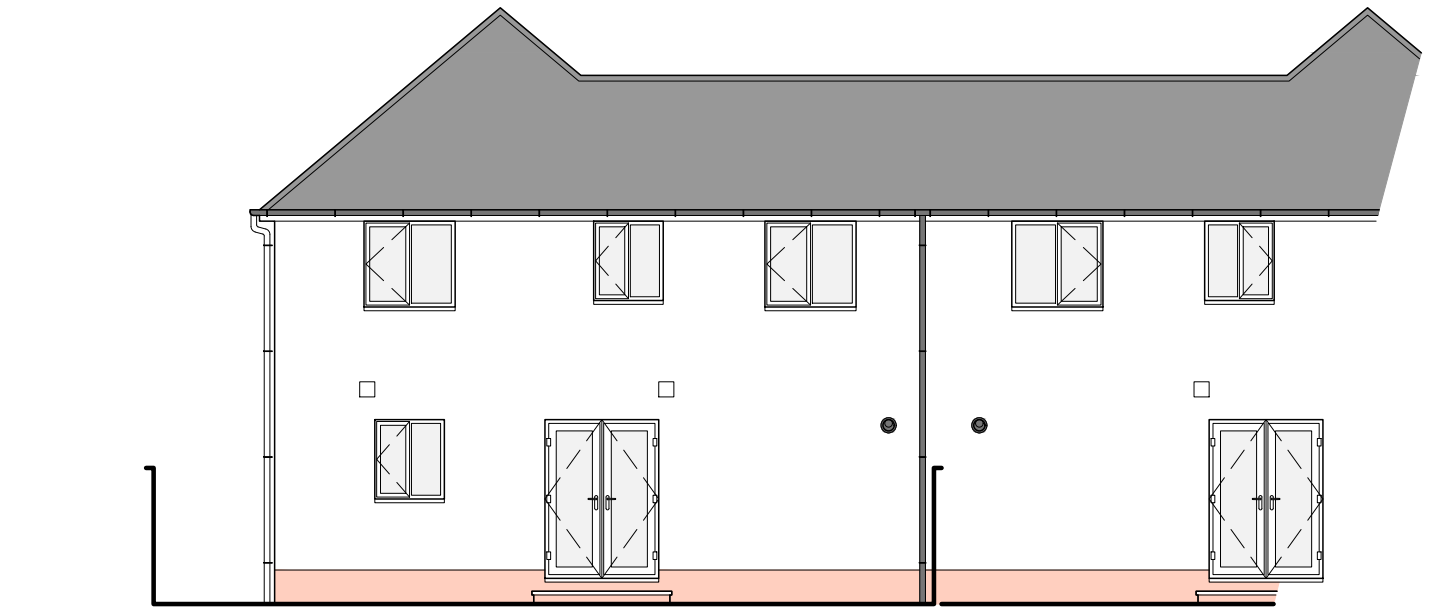
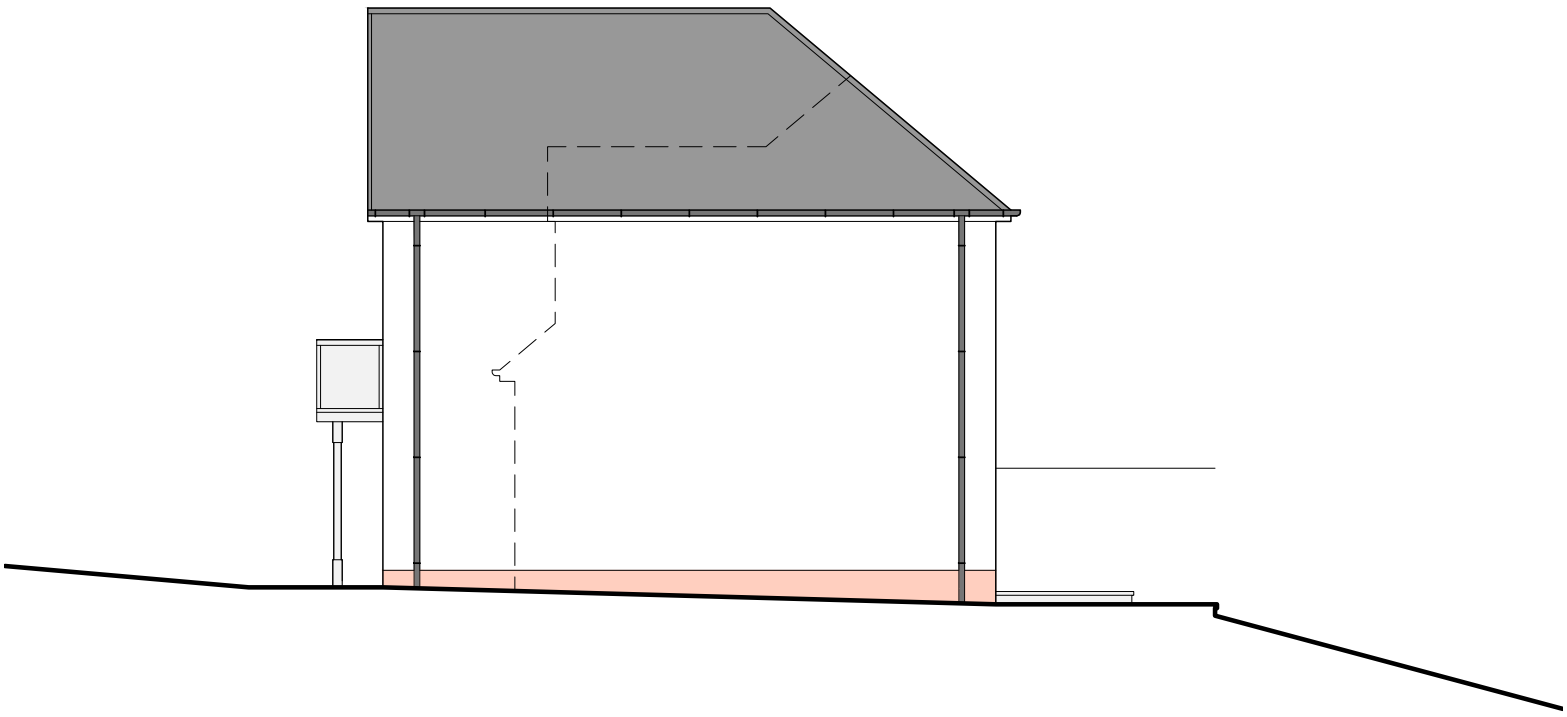
Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Existing south + west elevations
Reference | 005
Date | July 2023





SOUTH + WEST ELEVATIONS
Scale 1:100

0M 1M 5M 10M

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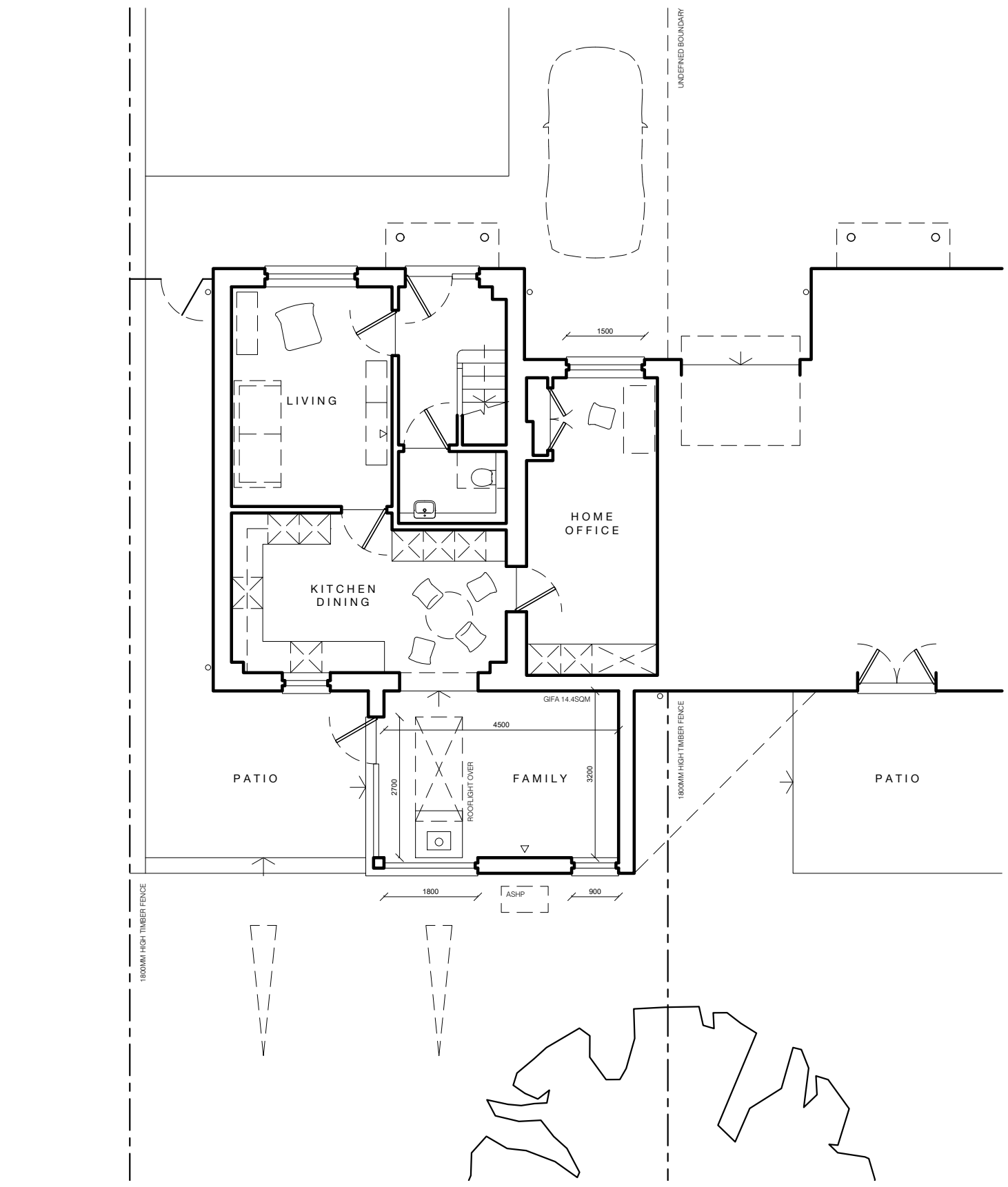
3 0 9

Internal alterations, elevational alterations, conversion of attached garage to form home office, single–storey rear–extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Proposed ground floor plan
Reference | 006

Date | July 2023



PROPOSED GROUND FLOOR PLAN
Scale 1:100

0M 1M 5M 10M

wesketchspace

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3 0 9

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Proposed north + sectional east elevations
Reference | 007
Date | July 2023

HIGH PERFORMANCE PVCu DOUBLE GLAZED SCULPTED FULLY REVERSIBLE WINDOW, COLOUR WHITE, WITH INTEGRAL TRICKLE VENTILATOR FITTED IN THE HEAD OF THE FRAME. ASHLAR CAST STONE WALLING BLOCK BASECOURSE, COLOUR BUFF SAND TO MATCH EXISTING DWELLING WITH ASHLAR CAST STONE STOOLED CILL FOR RENDER, PROFILE, SIZES + COLOUR BUFF SAND TO MATCH EXISTING. WHITE DRY DASH RENDER ON WHITE BACKING OVER TO MATCH EXISTING DWELLING. EXISTING BUFF SAND LINTEL TO BE REMOVED.

NORTH + SECTIONAL EAST ELEVATIONS
Scale 1:100

0M 1M 5M 10M

wesketchspace

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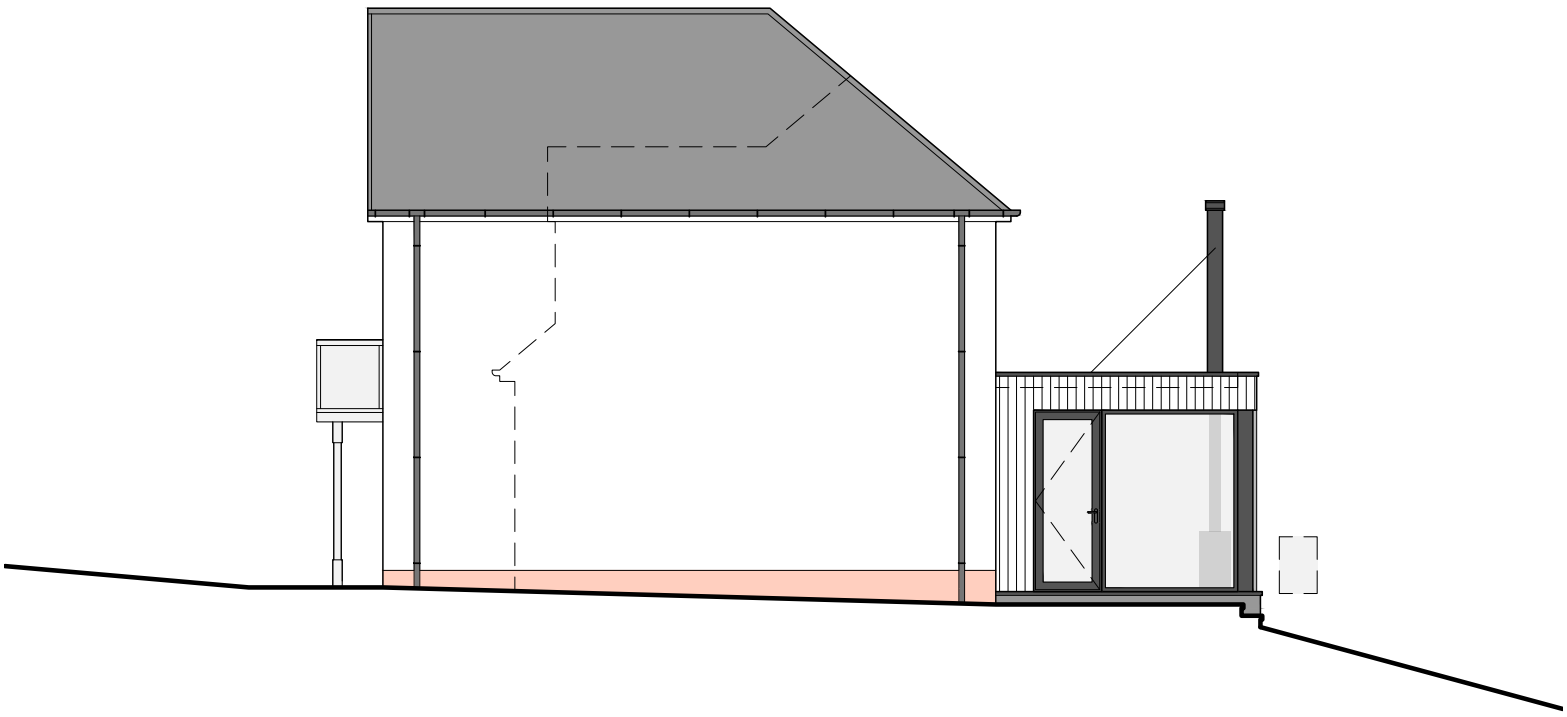
07902030911 | 07751963959

309

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Proposed south + west elevations
Reference | 008
Date | July 2023

FULLY ADHERED SINGLE-PLY WATERPROOFING ROOFING MEMBRANE, COLOUR BLACK, WITH PRESSED ALUMINIUM COPES, COLOUR BLACK, TO PARAPET WALL PERIMETER UPSTAND. POWDER COATED TWIN WALLED STAINLESS STEEL FLUE, COLOUR BLACK, SERVING EXEMPT SOLID FUEL COMBUSTION APPLIANCE TO BE INSTALLED IN FULL ACCORDANCE WITH THE GUIDANCE OF THE BRITISH FLUE AND CHIMNEY MANUFACTURERS ASSOCIATION.



HIGH PERFORMANCE PVCu DOUBLE GLAZED SCULPTED FIXED/ TILT + TURN WINDOWS + EXTERNAL DOOR, COLOUR BLACK, WITH INTEGRAL TRICKLE VENTILATORS FITTED IN THE HEAD OF THE FRAMES. SAFETY GLASS TO BS6262; PART 4; 2018. WIRECUT SMOOTH BRICK BASE COURSE, COLOUR DARK GREY/ BLUE BLACK WITH NATURAL MORTAR JOINTS AND PRESSED ALUMINIUM CILLS OVER AT DPC LEVEL, COLOUR BLACK. VERTICAL OPEN JOINTED TREATED LARCH CLADDING BOARDS OVER, CLADDING TO ACHIEVE EUROPEAN CLASSIFICATION B. DAIKIN ALTHERMA LOW TEMPERATURE AIR-TO-WATER HEAT PUMP INSTALLED ON SOUTH ELEVATION, NOISE OUTPUT SHOULD NOT EXCEED NR35 AT ANY TIME.

SOUTH + WEST ELEVATIONS
Scale 1:100

0M 1M 5M 10M

wesketchspace

AC9

AC9

AC9

ANGUS COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997
(AS AMENDED)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Angus Council
Comhairle Aonghais

PLANNING PERMISSION - CONDITIONAL APPROVAL
REFERENCE: 23/00516/FULL

To: **Mr Stewart Robertson**
c/o Anthony Robertson Design Limited
3 Broomhill Wynd
Monifieth
United Kingdom
DD5 4RE

With reference to your application dated **1 August 2023** for planning permission under the above mentioned Acts and Regulations for the following development viz:-

Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump at **3 Broomhill Wynd Monifieth Dundee DD5 4RE** for **Mr Stewart Robertson**

The Angus Council in exercise of their powers under the above mentioned Acts and Regulations hereby **Grant Planning Permission (Delegated Decision)** for the said development in accordance with the particulars given in the application and plans docqueted as relative hereto in paper or identified as approved on the Public Access portal.

The permission is subject to the following conditions, namely:-

1 The development to which this permission relates must be begun not later than the expiration of three years from the date of its grant.
2 Noise emissions from the air source heat pump shall not individually exceed NR Curve 25 between 2300 and 0700 and NR Curve 35 at all other times as measured within any dwelling or noise sensitive premises with the windows open at least 50mm.
3 The flue as shown on drawings 'Proposed South and West Elevations' no. 008 and 'Proposed North and Sectional East Elevation' no. 007 is not approved.

The foregoing conditions are imposed by the Council for the following reasons :-

1 In order to clarify the duration of this permission in accordance with the requirements of the Town and Country Planning (Scotland) Act 1997 (as amended) and to ensure that it will lapse if not implemented within that period.
2 In the interest of amenity of neighbouring properties.
3 It has not been demonstrated that the flue would not result in an unacceptable impact upon air quality or the amenity of neighbouring properties and as such would be contrary to Policy DS4 and TC4 of the Angus Local Development Plan.

The reason(s) for the foregoing decision by the Council are as follows:-

1. The proposal is in accordance with the development plan as it does not give rise to unacceptable impacts on amenity, the character and appearance of the dwelling or wider area and does not result in overdevelopment of the plot or unacceptable loss of garden ground, parking or storage as assessed in terms of the council's published guidance, subject to condition. It does not result in unacceptable impact on natural, built, or cultural heritage interests and does not result in unacceptable flood risk or road safety implications having regard to the location and the nature and scale of the development. There are no material considerations that justify refusal of planning permission contrary to the provisions of the development plan.

Dated this **25 October 2023**

AC10

Jill Paterson
Service Lead
Planning and Sustainable Growth
Angus Council
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

The decision was based on the following amendment(s):-

Amendments:

1. The application has not been amended.

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments e.g. the Building (Scotland) Act 2003 and the Building (Scotland) Regulations 2004 as amended.

WARNING ANY ALTERATIONS MADE TO THE APPROVED PLANS OR STATED CONDITIONS WITHOUT THE PRIOR CONSENT OF THE LOCAL PLANNING AUTHORITY COULD LEAD TO ENFORCEMENT ACTION BEING TAKEN TO REMEDY OR REINSTATE THE UNAUTHORISED ALTERATIONS

Angus Council
Comhairle Aonghais

WARNING

NON-COMPLIANCE WITH ANY OF THE CONDITIONS TO THIS PLANNING CONSENT COULD LEAD TO ENFORCEMENT ACTION BEING PURSUED BY THE COUNCIL.

NOTE: CONDITIONS ATTACHED BY THE COUNCIL TAKE PRECEDENCE OVER THE SUBMITTED/ APPROVED PLANS.

NO ALTERATIONS OR DEVIATIONS FROM THE APPROVED PLANS SHOULD BE UNDERTAKEN WITHOUT THE PRIOR APPROVAL OF THE PLANNING AUTHORITY. FAILURE TO OBTAIN APPROVAL COULD LEAD TO ENFORCEMENT ACTION BEING TAKEN.

Produced by:

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Planning Decisions – Guidance Note

Please retain – this guidance forms part of your Decision Notice

You have now received your Decision Notice. This guidance note sets out important information regarding appealing or reviewing your decision. There are also new requirements in terms of notifications to the Planning Authority and display notices on-site for certain types of application. You will also find details on how to vary or renew your permission.

Please read the notes carefully to ensure effective compliance with the new regulations.

DURATION

The duration of any permission granted is set out in conditions attached to the permission. Where no conditions are attached the duration of the permission will be in accordance with sections 58 and 59 of the Town and Country Planning (Scotland) Act 1997 (as amended).

PLANNING DECISIONS

Decision Types and Appeal/Review Routes

The 'decision type' as specified in your decision letter determines the appeal or review route. The route to do this is dependent on the how the application was determined. Please check your decision letter and choose the appropriate appeal/review route in accordance with the table below. Details of how to do this are included in the guidance.

Determination Type	What does this mean?	Appeal/Review Route
Development Standards Committee/Full Council	National developments, major developments and local developments determined at a meeting of the Development Standards Committee or Full Council whereby relevant parties and the applicant were given the opportunity to present their cases before a decision was reached.	***DPEA (appeal to Scottish Ministers) – See details on attached Form 1***
Delegated Decision	Local developments determined by the Service Manager through delegated powers under the statutory scheme of delegation. These applications may have been subject to less than five representations, minor breaches of policy or may be refusals.	***Local Review Body – See details on attached Form 2***
Other Decision	All decisions other than planning permission or approval of matters specified in condition. These include decisions relating to Listed Building Consent, Advertisement Consent, Conservation Area Consent and Hazardous Substances Consent.	***DPEA (appeal to Scottish Ministers) – See details on attached Form 1***

Notification of initiation of development (NID)

Once planning permission has been granted and the applicant has decided the date they will commence that development they must inform the Planning Authority of that date. The notice must be submitted before development commences – failure to do so would be a breach of planning control. The relevant form is included with this guidance note.

Notification of completion of development (NCD)

Once a development for which planning permission has been given has been completed the applicant must, as soon as practicable, submit a notice of completion to the planning authority. Where development is carried out in phases there is a requirement for a notice to be submitted at the conclusion of each phase. The relevant form is included with this guidance note.

Display of Notice while development is carried out

For national, major or 'bad neighbour' developments (such as public houses, hot food shops or scrap yards), the developer must, for the duration of the development, display a sign or signs containing prescribed information.

The notice must be in the prescribed form and:-

- displayed in a prominent place at or in the vicinity of the site of the development;
- readily visible to the public; and
- printed on durable material.

A display notice is included with this guidance note.

Should you have any queries in relation to any of the above, please contact:

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Telephone 03452 777 780
E-mail: planning@angus.gov.uk
Website: www.angus.gov.uk

Angus Council
Comhairle Aonghais

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997(AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 1

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions decided by Angus Council

1. If the applicant is aggrieved by the decision of the Planning Authority to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this Notice. The notice of appeal should be addressed to The Planning and Environmental Appeals Division, Scottish Government, Ground Floor, Hadrian House, Callendar Business Park, Callendar Road, Falkirk, FK1 1XR. Alternatively you can submit your appeal directly to DPEA using the national e-planning web site https://eplanning.scotland.gov.uk

2. If permission to develop land is refused or granted subject to conditions, whether by the Planning Authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

Angus Council
Comhairle Aonghais

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

The Town & Country Planning (Development Management Procedure) (Scotland) Regulations 2013 – Schedule to Form 2

Notification to be sent to applicant on refusal of planning permission or on the grant of permission subject to conditions decided through Angus Council's Scheme of Delegation

1. If the applicant is aggrieved by the decision to refuse permission for or approval required by a condition in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may require the Planning Authority to review the case under Section 43A of the Town and Country Planning (Scotland) Act 1997 within three months from the date of this Notice. The notice of review should be addressed to Sarah Forsyth, Committee Officer, Angus Council, Resources, Legal & Democratic Services, Angus House, Orchardbank Business Park, Forfar, DD8 1AN. A Notice of Review Form and guidance can be found on the national e-planning web site https://eplanning.scotland.gov.uk . Alternatively you can return your Notice of Review directly to the local planning authority online on the same web site.

2. If permission to develop land is refused or granted subject to conditions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, the owner of the land may serve on the Planning Authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997.

NOTIFICATION OF INITIATION OF DEVELOPMENT **AC10**

This notice must be fully completed by the person intending to carry out the development as approved in application reference **23/00516/FULL** for **Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump.** at **3 Broomhill Wynd Monifieth Dundee DD5 4RE** for **Mr Stewart Robertson** dated **25 October 2023** and thereafter submitted to the Service Manager, Angus Council, Planning Service, Angus House, Orchardbank Business Park, Forfar, DD8 1AN

Full Name:
Address:
Do you own the land subject to the above permission?
If not, please provide the full name and address of the land owner:
Is there a person appointed to oversee the development? If so, please provide their full name and contact details:
Date you intend to commence the above development:

NOTIFICATION OF COMPLETION OF DEVELOPMENT (NCD) **AC10**

This notice should be fully completed by the person who completed the development approved in application reference **23/00516/FULL** for **Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump.** at **3 Broomhill Wynd Monifieth Dundee DD5 4RE** for **Mr Stewart Robertson** dated **25 October 2023** and thereafter submitted to the Service Manager, Angus Council, Planning Service, Angus House, Orchardbank Business Park, Forfar, DD8 1AN

Full Name:
Address:
Date of completion of the above development:

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

AC10

SCHEDULE 7

Development at **3 Broomhill Wynd Monifieth Dundee DD5 4RE**

Notice is hereby given that planning permission has been granted subject to conditions to **Mr Stewart Robertson** on **25 October 2023**.

Application reference **23/00516/FULL**

The development comprises **Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump.**

Further Information regarding the planning permission including the conditions, if any, on which it has been granted can be obtained at all reasonable hours at:

Angus Council
Planning Service
Angus House
Orchardbank Business Park
Forfar
DD8 1AN

Enquiries should be directed to the Service Leader at the above address or to planning@angus.gov.uk

SGN Overbuild Advisory Note

There are a number of risks created by built over gas mains and services; these are:

- *Pipework loading – pipes are at risk from loads applied by the new structure and are more susceptible to interference damage.*
- *Gas entry into buildings – pipework proximity increases risk of gas entry in buildings. Leaks arising from previous external pipework able to track directly into main building from unsealed entry.*
- *Occupier safety – lack or no fire resistance of pipework, fittings, or meter installation. Means of escape could be impeded by an enclosed meter.*

Please note therefore, if you plan to dig, or carry out building work to a property, site, or public highway within our gas network, you must:

1. *Check your proposals against the information held at https://www.linesearchbeforeudig.co.uk/ to assess any risk associated with your development* ***and***
2. *Contact our Plant Protection team to let them know. Plant location enquiries must be made via email, but you can phone us with general plant protection queries. See our contact details below:*

Phone 0800 912 1722 / Email plantlocation@sgn.co.uk

In the event of an overbuild on our gas network, the pipework must be altered, you may be temporarily disconnected, and your insurance may be invalidated.

Further information on safe digging practices can be found here:

- *Our free Damage Prevention e-Learning only takes 10-15 minutes to complete and highlights the importance of working safely near gas pipelines, giving clear guidance on what to do and who to contact before starting any work* https://www.sgn.co.uk/damage-prevention
- Further information can also be found here https://www.sgn.co.uk/help-and-advice/diggingsafely

APPENDIX 2

DEVELOPMENT MANAGEMENT REVIEW COMMITTEE

APPLICATION FOR REVIEW – 3 BROOMHILL WYND MONIFIETH

APPLICATION NO 23/00516/FULL

APPLICANT'S SUBMISSION

Page No

Angus House Orchardbank Business Park Forfar DD8 1AN Tel: 01307 473360 Fax: 01307 461 895 Email: plnprocessing@angus.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100637323-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application) ☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Anthony Robertson Design Limited		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Stewart	Building Name:	
Last Name: *	Robertson	Building Number:	3
Telephone Number: *	[redacted]	Address 1 (Street): *	Broomhill Wynd
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Monifieth
Fax Number:		Country: *	United Kingdom
		Postcode: *	DD5 4RE
Email Address: *	[redacted]		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Stewart	Building Number:	3
Last Name: *	Robertson	Address 1 (Street): *	Broomhill Wynd
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Monifieth
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	DD5 4RE
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority:	Angus Council

Full postal address of the site (including postcode where available):

Address 1:	3 BROOMHILL WYND
Address 2:	MONIFIETH
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	DUNDEE
Post Code:	DD5 4RE

Please identify/describe the location of the site or sites

Northing	733225	Easting	349690

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Dundee, DD5 4RE

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☐ Refusal Notice.

☒ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

I request a review in regard to Condition 3 imposed by the planning team as I firmly believe that it has been imposed without valid, reasoned and informed justification. The original proposal submitted also included the installation of an exempt solid fuel combustion appliance + associated flue; adhering to Condition 3 effectively prevents the installation of the solid fuel appliance. Within the supporting documents, I will elaborate on the reasons and justifications behind my review.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

1. Building Warrant approval document, reference 23/00669/DOM, 2. Extracts from the Building Standards Division Domestic Technical Handbook, June 2023; Mandatory Standard 3.20 + Guidance Clause 3.20.17, 3. Department for Environment, Food & Rural Affairs exempt appliance sheet, 4. Original and post completion Energy Performance Certificates, 5. Stovax technical information + Declaration of Performance, 6. SIA PM2.5 emissions comparison sheet + 7. Additional supporting statement; 309 20240118

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.	23/00516/FULL
What date was the application submitted to the planning authority? *	28/07/2023
What date was the decision issued by the planning authority? *	25/10/2023

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *	☒ Yes ☐ No
Is it possible for the site to be accessed safely and without barriers to entry? *	☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *	☒ Yes ☐ No
Have you provided the date and reference number of the application which is the subject of this review? *	☒ Yes ☐ No
If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *	☐ Yes ☐ No ☒ N/A
Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *	☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *	☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Stewart Robertson

Declaration Date: 24/01/2024

Development Management Review Committee,
Angus Council,
Angus House,
Orchardbank Business Park,
Forfar, DD8 1AN

18 January 2024

Conversion of attached garage to form home office, single-storey rear-extension and installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Dundee, DD5 4RE

Planning Permission- Conditional Approval
Reference: 23/00516/FULL

Further to the Delegated Decision issued by the planning team, 25 October 2023, in regard to the above mentioned Application for Planning Permission, we respectfully request that our Notice of Review be reviewed by the Development Management Review Committee in respect of Condition 3 imposed by the planning team as we firmly believe that it has been imposed without valid, reasoned and informed justification.

Condition 3. The flue as shown on drawings 'Proposed South and West Elevations' no. 008 and 'Proposed North and Sectional East Elevation' no. 007 is not approved.

The original proposal submitted (1 August 2023) included the installation of an Ecodesign plus exempt solid fuel combustion appliance + associated flue. Adhering with the requirements of Condition 3 effectively prevents the installation of this solid fuel combustion appliance; the removal of the flue removes any means of effectively discharging the products of combustion safely to the atmosphere.

During the consultation phase of the application, it was the opinion of an environmental health officer that, given the height and proximity of the flue to neighbouring properties, emissions from the flue could cause a detrimental impact to residential amenity. Based on this opinion, conditional approval was granted by the planning officer for all other works with the exception of the flue.

To support our Notice of Review, please refer to the supporting documents and the following technical justifications and arguments demonstrating that the solid fuel combustion appliance + associated flue will NOT have a detrimental impact on residential amenity:

1. Given the scope of the work proposed, the Building (Scotland) Act 2003 requires that an Application for Building Warrant should be submitted that covers all aspects of the work. The purpose of the building standards system in Scotland is to protect the public interest and to secure the health, safety, welfare and convenience of persons in or about buildings and of others who may be affected by buildings or matters connected with buildings. The system is pre-emptive and is designed to check that any proposal meets the building regulations; obtaining building warrant approval would demonstrate that the works subject of any application have been designed to meet with the requirements of the relevant Mandatory Standards and Guidance Clauses included in the applicable Technical Handbook.

In the case of our review, the most relevant regulation within the Domestic Technical Handbook applicable to the installation of the solid fuel appliance + associated flue is Mandatory Standard 3.20 Combustion appliances- removal of products of combustion that states,' *Every building must be designed and constructed in such a way that the products of combustion are carried safely to the external air without harm to the health of any person through leakage, spillage, or*

exhaust nor permit the re-entry of dangerous gases from the combustion process of fuels into the building.'

In order to meet the requirements of this standard, Figure 3.54 Solid fuel- flue outlets within guidance clause 3.20.17 Solid fuel appliance flue outlets illustrates the minimum requirements to ensure that products of combustion are carried safely to and dispersed into the atmosphere without having a detrimental impact on any person in or about the building. These minimum distances and heights should be maintained whilst following the specific installation requirements of both the appliance + flue manufacturers. As shown in the supporting documents, as long as the flue outlet is 2300mm horizontally clear of the weather skin/ building envelope (A), the flue outlet should be a minimum of 1000mm (B) above the top surface of the roof covering. Meeting these criteria allows for the products of combustion to be discharged effectively to the atmosphere.

In regard to our proposal, an Application for Building Warrant including the solid fuel combustion appliance + associated flue was submitted to your colleagues in the building standards team, 9 August 2023. It concluded that the proposal met with these requirements, therefore formal approval was issued, 5 October 2023 (reference 23/00669/DOM) ie in the view of the building standards team, they do not believe that the solid fuel combustion appliance + associated flue will have a detrimental impact on any person in or about the building.

2. Further to the comments of the environmental health officer and the inclusion of Condition 3 on the approved planning consent, we contacted a number of local HETAS registered (Heating Equipment Testing and Approvals Scheme) specifiers and installers for their comment. These companies specialise in the specification and safe installation of solid fuel appliances; they work closely with the SIA (Stove Industry Alliance) and manufacturers in order to ensure that the appliances/flues they install function correctly and do not cause a nuisance/ detrimental impact on air quality/ residential amenity.

On review of the documents submitted to both the planning team (23/00516/FULL) and building standards team (23/00669/DOM), not one of the companies consulted had any adverse comment to make and they were all confident that the proposal shown complied with all relevant regulations, standards and air quality legislation.

Concerned with the comments made by the environmental health officer and the potential impact on future business/ similar installations in urban/suburban areas of Angus, the director of Fire Surround Centres in Dundee attempted to reach out to the planning/environmental health teams to invite them to his showroom to discuss the misconceptions of solid fuel combustion appliances and to explain to them that the correct specification, installation and operation is an important part in avoiding any impact on air quality/ residential amenity. We are aware a number of members of Dundee City Council's planning/ building standards/ environmental health teams recently accepted this invitation but we are unsure if Angus Council attended or responded. In his view, he is concerned that Angus Council may be attempting to outlaw these appliances in built up areas.

3. In regard to the potential impact on air quality, the current legislation for controlling domestic combustion emissions from solid fuel combustion appliances derives from the Clean Air Act 1993 and associated regulations. This is based around the establishment of Smoke Control Areas, within which only DEFRA (Department for Environment Food and Rural Affairs) exempt appliances which have passed stringent tests to demonstrate that they emit a minimum level of smoke are permitted for use.

Angus is not designated as a Smoke Control Area, therefore there is not a requirement to provide a DEFRA exempt appliance; however, as we are conscious of the potential impact of the

appliance on local air quality, the Stovax Vogue Small Tall Multi-fuel appliance proposed is included on the DEFRA exempt appliances list for use in Scotland.

We are also aware that, as noted in the Scottish Government Cleaner Air For Scotland 2 publication, the Clean Air Act provisions are becoming increasingly outdated and have little relevance to modern air quality legislation. This has resulted in the anomaly that exempt appliances may pass the requirements for use in Smoke Control Area without necessarily being compliant with the current air quality objectives of Scotland. In order to meet these new and improved air quality objectives, for solid fuel combustion appliances, lower emission and improved efficiency Ecodesign appliances are being promoted; as a comparison, the particulate matter (PM2.5) emissions from an Ecodesign appliance is 55% lower to an Exempt appliance.

Again, conscious of any potential impact, The Stovax Vogue Small Tall Multi-fuel appliance proposed is also classified as an Ecodesign plus appliance ie it exceeds the requirements of the proposed air quality and objectives for Scotland.

As noted previously, the application site and immediate environs are not within a Smoke Control Area or Air Quality Management Area, therefore there is no requirement to provide an appliance that achieves either Exempt or Ecodesign status in Angus. The fact that we have proposed an Ecodesign plus solid fuel combustion appliance that exceeds the proposed requirements for future air quality legislation we hope demonstrates the effort we are going to to avoid negatively impacting on the local air quality or residential amenity.

It must also be noted that within the curtilage of the application site; a chiminea, BBQ, fire pit or domestic garden waste could all be burned without constraint, arguably all of these other items are far more likely to have a greater impact on the residential amenity of adjacent dwellings compared to the solid fuel appliance + associated flue proposed.

4. The inclusion of the solid fuel combustion appliance + associated flue within the proposal is also in response to the ongoing climate emergency and cost of living crisis. A domestically scaled solid fuel combustion appliance will provide a renewable and affordable source of heat that will reduce reliance on generating heat from non-renewable sources; it should be viewed as a positive change not as a negative. Within the supporting documents, the original EPC for the dwelling has been provided, it shows an Environmental Impact Rating of 80 (Band C); on completion of all the works proposed including the installation of the solid fuel combustion appliance, this rating can be greatly improved to 92 (Band A) ie lower carbon emissions from the dwelling. Not only will the overall carbon emissions from the dwelling be reduced, the overall running costs of the dwelling will also decrease at a time when there is huge economic uncertainty.

5. As noted at the outset, it was the belief of the environmental health officer that given the height and proximity of the flue to neighbouring properties, emissions from the flue could cause a detrimental impact to residential amenity. Further to this comment, we contacted said officer directly to discuss and challenge his opinion as it significantly impacts our overall proposal; based on our conversation, it became apparent that this opinion was as a result of general nuisance complaints received by Angus Council related to similar appliances being installed in residential areas.

We confess that yes, these appliances do have the potential to have a detrimental impact on air quality/ residential amenity but this would only be likely if the appliance + associated flue was installed and operated incorrectly ie not in accordance with the requirements we noted previously.

Based on our research on the public planning register on the retrospective applications that have been submitted and refused by the planning/ environmental health teams in recent years for

similar appliances + associated flues as a result of a nuisance complaint, each has had glaringly obvious deficiency for its poor operation. Commonly the flue outlet is either too low, less than 4.5m above the top of the appliance as recommended by HETAS and most appliance manufacturers, therefore there is insufficient draught on the flue to disperse the exhaust products to atmosphere, or it has been positioned too close to a vertical surface allowing exhaust products to gather in a specific area. We suggest that almost all of the nuisance complaints received by Angus Council are as a result of incorrect DIY unauthorised installations or via inappropriate use/ burning inappropriate materials.

The solid fuel combustion appliance + associated flue subject of our Application for Planning Permission/ Notice of Review will be installed by a HETAS registered installer who will provide commissioning documentation confirming that the installation meets with the requirements of any relevant technical guidance. Also prior to use, your colleagues in the building standards team will inspect the installation to confirm that it complies with the building warrant approval (23/00669/DOM); if it does, Angus Council will issue an Acceptance of Completion certificate.

6. Finally, from a logical point of view, the use of the appliance and therefore discharge of products of combustion from the associated flue is likely seasonal, in the autumn winter months when the lower external temperatures require additional supplementary internal space heating to achieve comfortable internal temperatures. We don't believe that the vast majority of people make use of their outdoor spaces/ residential amenity at these times therefore it is even more unlikely that the appliance + associated flue will have a detrimental impact on residential amenity.

In the spring/ summer months, as noted previously, anyone can burn a chiminea, BBQ, fire pit or domestic garden waste without constraint, again, arguably all of these items are far more likely to have a greater impact on the residential amenity. Would your colleagues in environmental health object to the residents of Angus having BBQs in the summer due to their detrimental impact on residential amenity?

In summation:

1. The proposed solid fuel combustion appliance + associated flue meet with the requirements of the current building regulations and this has been confirmed by the approval of the Application for Building Warrant, 23/00669/DOM, 9 October 2023.

2. In the view of local expert specifiers and installers registered with HETAS and the SIA, the proposed installation meets with the requirements of the manufacturers guidance and all other relevant HETAS and SIA technical guidance.

3. The performance of the proposed Ecodesign plus solid fuel combustion appliance + associated flue exceeds the minimum targets for emissions in regard to not only current air quality legislation but proposed incoming air quality legislation.

4. The inclusion of the solid fuel combustion appliance greatly reduces the carbon emissions from the dwelling whilst sheltering the residents economically from the uncertainty of energy prices.

5. The reason behind the objection from the environmental health team is ill-informed without valid justification; there is a negative bias against solid fuel combustion appliances in residential areas.

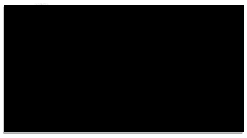
6. The likely use of the appliance + associated flue is not likely to conflict with people in the local environs of the application site enjoying or making use of their residential amenity therefore the impact on people is minimal/ if any.

To conclude, our Notice of Review is based on fact. The proposed solid fuel combustion appliance + associated flue subject of the review both meet the current building regulations in Scotland, they will be installed following the manufacturers installation instructions and the appliance exceeds the minimum requirements of current and proposed air quality legislation in Scotland; it will not have a detrimental impact on local air quality or residential amenity as the products of combustion will be effectively discharged and dispersed into the atmosphere.

We believe that the decision of the planning team to impose Condition 3 is based on the ill-informed prejudiced opinion of a single individual within the local authority; we believe that the flue subject of our application has been tarred with the same brush as a consequence of a history of likely justified nuisance complaints from unauthorised poor installations. We don't believe that this should restrict the development rights of the applicant to install such an appliance and that Angus Council should have such a generalised negative attitude towards such appliances, especially given the fact that there is a large evidence base demonstrating their successful operation and use.

We would hope that we have presented a compelling case to allow you to reverse the decision of the planning team to impose Condition 3 on planning permission, 23/00516/FULL. We look forward to hearing from you.

Regards,



Gillian Anthony + Stewart Robertson
Anthony Robertson Design Limited
Broomhill Wynd, Monifieth, Angus, DD5 4RE
hello@wesketchspace.co.uk

Angus Council
Comhairle Aonghais

BUILDING WARRANT

Building (Scotland) Act 2003
Warrant under Section 9 for work subject to Building Regulations

Anthony Robertson Design Limited
62 Dock Street
Dundee
DD1 3DU

Grant of Warrant

This warrant is granted by Angus Council in connection with the application by:

Mr Stewart Robertson
3 Broomhill Wynd
Monifieth
Dundee
DD5 4RE

Dated: 9 August 2023 for Alterations and Extension to Dwellinghouse at 3 Broomhill Wynd Monifieth Dundee DD5 4RE

Reference Number : 23/00669/DOM

Conditions

The following condition(s) applies:-

That the work will be carried out as described in the building warrant and in accordance with Building Regulations and that nothing in any drawing, specification or other information submitted with the application indicates that the building when constructed will fail to comply with Building Regulations.

Security Matters

The following matters/documents are not to be available for public inspection without the applicant's written approval:-

None

A copy of the agreed plans is returned

Signed: [redacted] (for Angus Council)

Dated: 5th October 2023

See Notes Overleaf

Notes

1. To be considered as a limited-life building expiry must not be more than five years from the relevant date, which is the date of notification of acceptance of the completion certificate for the work, or the date of any permission for the temporary occupation or use of the building before acceptance of the completion certificate.

2. For construction, the stages specified in the procedure regulations are :

   (a) construction of foundations, or
   (b) such other stages as the verifier considers appropriate having regard to any guidance issued by the Scottish Ministers

3. For demolition, the stages specified in the procedure regulations are :

   (a) isolation and removal of services, fixtures and fittings,
   (b) isolation and protection of adjacent structures, or
   (c) such other stages, appropriate to the method of demolition, as the verifier considers appropriate having regard to any guidance issued by the Scottish Ministers.

4. The verifier must be notified :

   (a) of the date on which work is commenced within 7 days of such date;
   (b) when any drain has been laid and is ready for inspection or test (unless this work is covered by a certificate of construction);
   (c) when a drain track has been in-filled and the drainage system is ready for a second inspection or test (unless this work is covered by a certificate of construction) of the date on which the work is completed (unless a completion certificate is submitted in place of the notice);
   (d) of the date of completion of such other stages as the verifier may require; and
   (e) of the intention to use an approved certifier of construction.

(a) above must be notification in writing, other notifications are at the verifiers discretion.

5. It should be noted that where the owner is not the applicant, then the verifier will notify the owner of the grant of the building warrant as is required in terms of section 9(7)(b) of the Building (Scotland) Act 2003.

Important notice

This warrant is valid for three years. A completion certificate must be submitted when the work is complete. If a completion certificate is not submitted and accepted within that period an extension of building warrant must be obtained before the expiry date.

WARNING

A building warrant does not exempt you from obtaining other types of permission that may be necessary, such as planning permission or listed building consent. Consult the local authority if in doubt.

It is an offence to use or occupy the building(s) before obtaining acceptance of a completion certificate, unless the work is alteration only. Permission for temporary occupation may be requested from the verifier.

ITEM 4

3.20 Combustion appliances – removal of products of combustion

Mandatory Standard

Standard 3.20

Every building must be designed and constructed in such a way that the products of combustion are carried safely to the external air without harm to the health of any person through leakage, spillage, or exhaust nor permit the re-entry of dangerous gases from the combustion process of fuels into the building.

3.20.0 Introduction

The guidance to this standard includes design and construction issues relating to chimneys and flues. In 2010-11 Fire fighters attended 1565 chimney fires in Scotland. The main cause of these fires was inadequate maintenance of the chimneys, including routine cleaning of flues.

Combustion appliances fuelled by solid fuel, oil or gas all have the potential to cause carbon monoxide (CO) poisoning if they are poorly installed or commissioned, inadequately maintained or incorrectly used. Inadequate ventilation or a lack of the correct maintenance of appliances, flues and chimneys are the main causes of CO poisoning. Poisonous CO gas is produced when fuel does not burn properly. Incidents of poisoning can also occur through deterioration of the structure of the flue or chimney. Every year in Scotland there are fatalities from CO poisoning directly attributed to combustion appliances installed in buildings. In addition to these deaths there are also a considerable number of incidents where people are treated in hospital for the effects of CO poisoning. In some cases CO poisoning can result in serious and permanent injury to persons affected. Where CO gas may occur within a building early detection and warning can play a vital role in the protection and safety of the occupants. This is particularly important in buildings with sleeping accommodation.

Incorrect sizing of flues can also have serious repercussions. If a flue is too small, an insufficient volume of air will pass through it and this may lead to spillage of combustion gases. Too large a flue will slow down the flow of combustion gases and this may also lead to spillage.

The use of fanned flues allows combustion appliances to be located away from external walls. In such installations the flues can often be concealed within ceiling or wall voids making it difficult to determine whether the flue is still in good condition when an appliance is serviced or maintained.

Damaged or poorly maintained flues can allow CO gases to escape from the flue before the intended termination point. Therefore flues passing through a building should be

3.20.17 Solid fuel appliance flue outlets

The outlet from a flue should be located externally at a safe distance from any opening, obstruction or flammable or vulnerable materials. The outlets should be located in accordance with the following diagram:

Figure 3.54 Solid fuel - flue outlets

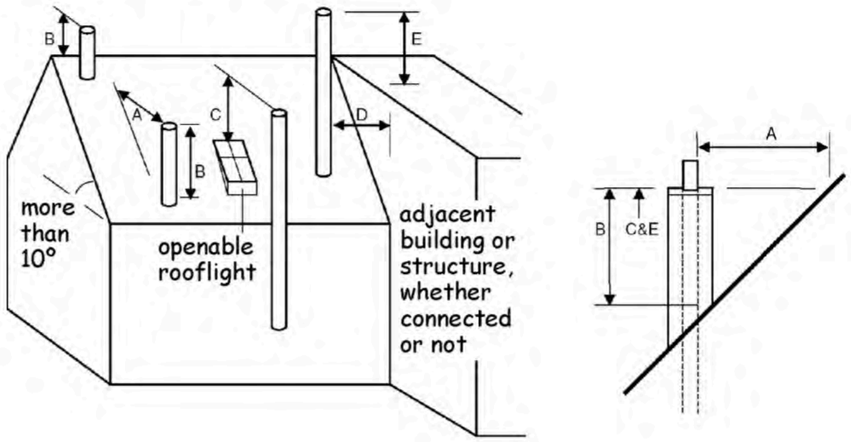


Table 3.12 Minimum dimension to flue outlets

Location	Minimum dimension to flue outlets
A	2300 mm horizontally clear of the weather skin.
B	1000 mm provided A is satisfied; or 600 mm where above the ridge. However, where the roof is thatch or shingles, the dimensions should be as figure 3.53 to clause 3.20.17.
C	1000 mm above the top of any flat roof; and 1000 mm above any openable rooflight, dormer or ventilator, etc. within 2300 mm measured horizontally.
D/E	where D is not more than 2300 mm, E must be at least 600 mm.

Additional information:

1. Horizontal dimensions are to the surface surrounding the flue.
2. Vertical dimensions are to the top of the chimney terminal.

Flue terminals in close proximity to roof coverings that are easily ignitable, such as thatch

ITEM 6

Department for Environment, Food & Rural Affairs

Defra

Domestic AQ 2020 Regulations

Smoke control areas

Authorised fuels
Exempt appliances
Search for fuels & appliances

Appliance: Vogue Small Tall Multi-fuel ECO 5.0 kW Multi-fuel burning stove.

« Return to Exempt Appliances

The appliances listed below are exempt in the relevant country or countries when using the specified fuel(s), when operated in accordance with the instruction and installation manuals and when any conditions are met.

Available information about this appliance is shown below:

Download as PDF | Download as CSV

Appliance name	Vogue Small Tall Multi-fuel ECO 5.0 kW Multi-fuel burning stove.
Output	5.00 kW
Fuel Type	Multifuel
Appliance Type	Stove
Manufacturer	Stovax Limited, Falcon Road Sowton Industrial Estate, Exeter EX2 7LF
The fireplace must be installed, maintained and operated in accordance with the following specifications:	
Instruction manual title	Vogue Wood Burning & Multi-fuel Freestanding Stove Range Instructions for Use, Installation & Servicing
Instruction manual date	01/11/2018
Instruction manual reference	PM1295 Issue 6
Installation manual title	See conditions if applicable
Installation manual date	See conditions if applicable
Installation manual reference	See conditions if applicable
Additional conditions	The appliance must be fitted with a permanent stop that prevents closure of the secondary/airwash control beyond 18mm closed from the fully open position.
Permitted fuels	Wood logs[1]
England Status **Date first exempt**	Exempt (Footnote 5) 01/12/2018

Wales Status	No
Date first exempt	n/a
Scotland Status	Exempt (Footnote 7)
Date first exempt	01/03/2019
N. Ireland Status	Exempt (Footnote 9)
Date first exempt	01/12/2018

Footnotes

1. The fuel must not contain halogenated organic compounds or heavy metals as a result of treatment with wood-preservatives or coatings.
2. The conditions of exemption have been amended to remove references to fuels which are either no longer available or which cannot be used without contravening the Environmental Permitting (England and Wales) Regulations 2010 (S.I. 2010/675) or the Pollution Prevention and Control (Industrial Emissions) Regulations (Northern Ireland) 2013 (S.R. 2013 No. 160)
3. The Environmental Permitting Regulations (England and Wales) 2010 (SI 2010/675) may apply to the burning of some of these wastes.
4. Previously exempted by The Smoke Control Areas (Exempted Fireplaces) (England) Order 2015 (SI 2015/307), no longer in force as of 1 October 2015. Now exempted by publication of this list by the Secretary of State in accordance with changes made to sections 20 and 21 of the Clean Air Act 1993 by section 15 of the Deregulation Act 2015.
5. Exempted for use in England by publication of this list by the Secretary of State in accordance with changes made to sections 20 and 21 of the Clean Air Act 1993 by section 15 of the Deregulation Act 2015.
6. Previously exempted by The Smoke Control Areas (Exempted Fireplaces) (Scotland) Regulations 2014 (SI 2014/316), no longer in force as of 30th June 2014. Now exempted by publication of this list by Scottish Ministers under section 50 of the Regulatory Reform (Scotland) Act 2014.
7. Exempted for use in Scotland by publication of this list by Scottish Ministers under section 50 of the Regulatory Reform (Scotland) Act 2014.
8. Previously exempted by the Smoke Control Areas (Exempted Fireplaces) (No. 2) Regulations (Northern Ireland) 2013 (S.R. 2013 No. 292), as amended, no longer in force as of 10th October 2016. Now exempted by the publication of this list by the Department of Agriculture, Environment and Rural Affairs in accordance with changes made to Article 17(7) of the Clean Air (Northern Ireland) Order 1981 by section 16 of the Environmental Better Regulation Act (Northern Ireland) 2016.
9. Exempted for use in Northern Ireland by publication of this list by the Department of Agriculture, Environment and Rural Affairs in accordance with changes made to Article 17(7) of the Clean Air (Northern Ireland) Order 1981 by section 16 of the Environmental Better Regulation Act (Northern Ireland) 2016.

Energy Performance Certificate (EPC)

Dwellings

Scotland

3 BROOMHILL WYND, MONIFIETH, DUNDEE, DD5 4RE

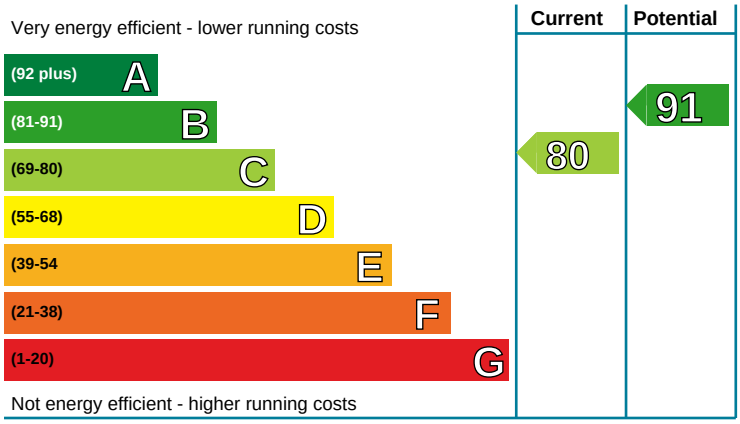
Dwelling type:	Semi-detached house	**Reference number:**	9684-1050-5239-6162-6220
Date of assessment:	18 January 2022	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	19 January 2022	**Approved Organisation:**	Elmhurst
Total floor area:	89 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	134 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£1,527**	See your recommendations report for more information
Over 3 years you could save*	**£72**	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

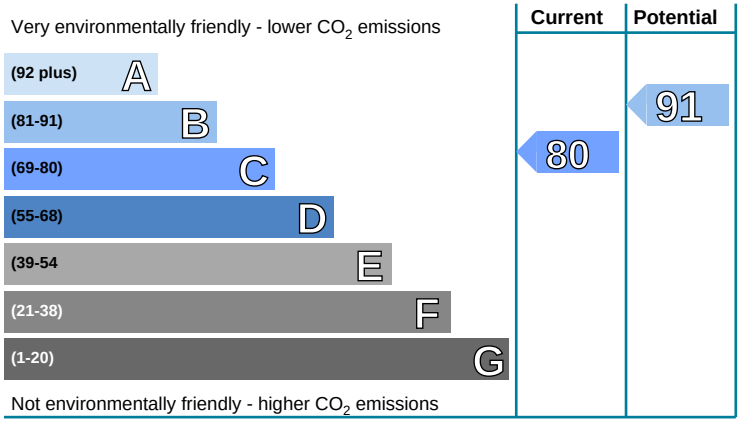


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (61).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (59).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£75.00
2 Solar photovoltaic (PV) panels	£3,500 - £5,500	£996.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 300 mm loft insulation Pitched, insulated (assumed)	★★★★★ ★★★★☆	★★★★★ ★★★★☆
Floor	Solid, insulated (assumed) To unheated space, insulated (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 24 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 1.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,068 over 3 years	£1,068 over 3 years	You could save £72 over 3 years
Hot water	£225 over 3 years	£153 over 3 years	
Lighting	£234 over 3 years	£234 over 3 years	
Totals	**£1,527**	**£1,455**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Solar water heating	£4,000 - £6,000	£25	B 81	B 82
2	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£332	B 91	B 91

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

energy saving trust

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

2 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,673	N/A	N/A	N/A
Water heating (kWh per year)	1,841			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Gary Black
Assessor membership number:	EES/009446
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	8 Whitehall Crescent Dundee DD1 4AU
Phone number:	01382 349930
Email address:	gary.black@alliedsurveyorsscotland.com
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Energy Performance Certificate (EPC)

Dwellings

Scotland

3 BROOMHILL WYND, MONIFIETH, DUNDEE, DD5 4RE

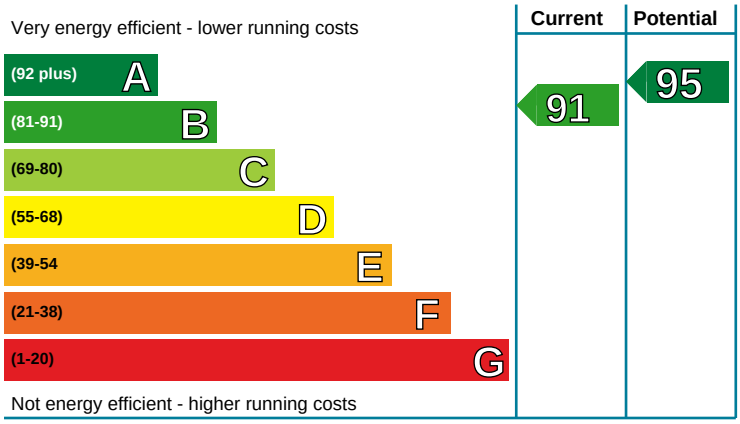
Dwelling type:	Semi-detached house	**Reference number:**	4092-8606-3622-5595-1073
Date of assessment:	10 October 2023	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	15 October 2023	**Approved Organisation:**	Elmhurst
Total floor area:	124 m²	**Main heating and fuel:**	Air source heat pump, radiators, electric
Primary Energy Indicator:	58 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£5,319**	See your recommendations report for more information
Over 3 years you could save*	**£1,125**	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

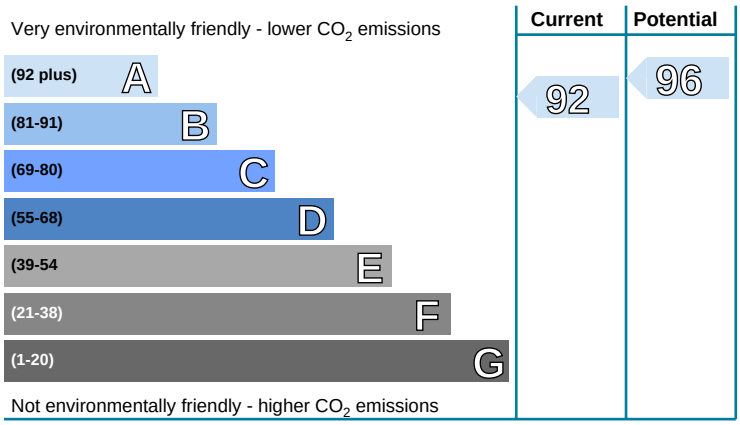


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (91)**. The average rating for EPCs in Scotland is **band D (61).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band A (92)**. The average rating for EPCs in Scotland is **band D (59).**

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£879.00
2 Heat recovery system for mixer showers	£585 - £725	£246.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 300 mm loft insulation Flat, insulated (assumed)	★★★★★ ★★★★☆	★★★★★ ★★★★☆
Floor	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Air source heat pump, radiators, electric	★★★★☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
Secondary heating	None	—	—
Hot water	From main system	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 10 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.2 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£2,907 over 3 years	£2,907 over 3 years	You could save £1,125 over 3 years
Hot water	£1,872 over 3 years	£747 over 3 years	
Lighting	£540 over 3 years	£540 over 3 years	
Totals	**£5,319**	**£4,194**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Solar water heating	£4,000 - £6,000	£293	A 94	A 95
2	Heat recovery system for mixer showers	£585 - £725	£82	A 95	A 96

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

energy saving trust

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

2 Heat recovery system for mixer showers

A shower heat recovery system extracts heat from the water in the shower drain and transfers it to incoming cold water. This reduces the amount of energy needed per shower. Building regulations generally apply to this work, so it is best to check with your local authority building standards department and seek advice from a qualified plumber or heating engineer.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present:

- Air source heat pump
- Solar photovoltaics

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit https://energysavingtrust.org.uk/energy-at-home for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	8,817	N/A	N/A	N/A
Water heating (kWh per year)	1,698			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Jonathan Janes MRICS
Assessor membership number:	EES/013724
Company name/trading name:	Tayside Energy Certificates
Address:	15 Balmossie Terrace Broughty Ferry Tayside Dundee DD5 3GH
Phone number:	07714 160789
Email address:	tayside-energy@outlook.com
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

STOVAX

Fire Your Imagination

Vogue

Wood Freestanding Stove

Instructions for Use, Installation & Servicing

For use in GB & IE (Great Britain & Republic of Ireland).

IMPORTANT

THE OUTER CASING, FRONT AND GLASS PANEL BECOME EXTREMELY HOT DURING OPERATION AND WILL RESULT IN SERIOUS INJURY AND BURNS IF TOUCHED. IT IS THEREFORE RECOMMENDED THAT A FIREGUARD COMPLYING WITH BS 8423:2002 IS USED IN THE PRESENCE OF YOUNG CHILDREN, THE ELDERLY OR INFIRM.

Do not attempt to burn rubbish in this appliance.
Please read these Instructions carefully before installation or use.
Keep them in a safe place for future reference and when servicing the fire.
The commissioning sheet found on page 3 of these instructions should be completed by the Installer.

CE

PM1232 Issue 3 (February 2016)

Contents

Vogue - Freestanding Stove

Covering the following models:

Vogue - VG-MID-W

If you have purchased your stove or fire from an authorised stockist within our Expert Retailer Network, then automatically your product will carry a 2 year warranty as standard. The 2 year warranty can be further extended to a total warranty period of 5 years by registering your Stovax Stove or Fireplace within one month of the latter of the purchase date or installation date. Accordingly, the start date for the warranty period is the date of purchase. During the registration process, the Expert Retailer details will be required for your Extended Warranty to be activated. Any product purchased outside of our Expert Retailer Network will carry a standard 12 month, non-extendable warranty.

It is a condition of the Extended Warranty that the installation complies with the relevant Building Regulations and is carried out by a suitably trained and qualified individual (HETAS in the UK or equivalent in other countries) with the certificate of installation and the Commissioning Report on Page 3 completed and retained by the end user.

Full terms and conditions are detailed in the Warranty Statement on the Stovax website www.stovax.com. In the event of any conflict of information the wording on the website shall prevail.

Important Note: Should any problems be experienced with your product, claims must first be submitted to the Expert Retailer where the appliance was purchased from who will offer immediate assistance or contact Stovax on your behalf.

Appliance Commissioning Checklist

To assist us in any guarantee claim please complete the following information:-

Dealer appliance was purchased from:

Name:

Address:

Telephone number:

Essential information - MUST be completed:

Date Installed:

Model Description:

Serial Number:

Installation Engineer:

Company Name:

Address:

Telephone number:

Commissioning Checks - to be completed and signed:

Is flue system correct for the appliance:	YES ☐	NO ☐
Flue swept and soundness test complete:	YES ☐	NO ☐
Smoke test completed on installed appliance	YES ☐	NO ☐
Spillage test completed	YES ☐	NO ☐
Use of appliance and operation of controls explained	YES ☐	NO ☐
Clearance to combustible materials checked	YES ☐	NO ☐
Instruction book handed to customer	YES ☐	NO ☐
CO Alarm Fitted	YES ☐	NO ☐

Signature: ..... Print Name: .....

Getting Started

Welcome

Congratulations on purchasing your Stovax Vogue, if installed correctly Stovax hope it will give you many years of warmth and pleasure for which it was designed.

The purpose of this manual is to familiarise you with your stove, and give guidelines for its installation, operation and maintenance. If, after reading, you need further information, please do not hesitate to contact your Stovax retailer.

1. General Points

1.1 Before installation and/or use of this appliance please read these instructions fully and carefully to ensure that you have fully understood their requirements.

The appliance must be fitted by a registered installer*, or approved by your local building control officer.

1.2 All local regulations, including those referring to national and European Standards need to be complied with when installing the appliance.

1.3 Only use for domestic heating in accordance with these operating instructions.

1.4 You must burn only approved fuels. Do not use with liquid fuels or as an incinerator.

1.5 Appliance surfaces become very hot when in use. Use a suitable fireguard‡ if young children, elderly or infirm persons are present.
Stovax offer firescreens, sparkguards and hearthgate systems for protection. Your Stovax dealer can advise you about these products.

1.6 Do not place photographs, TV's, paintings, porcelain or other combustible items on the wall or near the appliance. Exposure to hot temperatures will cause damage. Do not place furniture or other items such as drying clothing closer than 1m from the front of this appliance.

WARNING: Extra fuel should not be stored on or next to the appliance. Only keep enough fuel for immediate use nearby and never leave the appliance unattended for long periods with any combustible material in close proximity.

1.7 Extractor fans or cooker hoods must not be placed in the same room or space as this can cause appliance to emit fumes into the room.

1.8 Do not obstruct inside or outside ventilation required for the safe use of this appliance.

1.9 Do not make unauthorised changes to the appliance.

1.10 The chimney must be swept at least once a year.
See Section 13.

1.11 Do not connect, or share, the same flue or chimney system with another appliance.

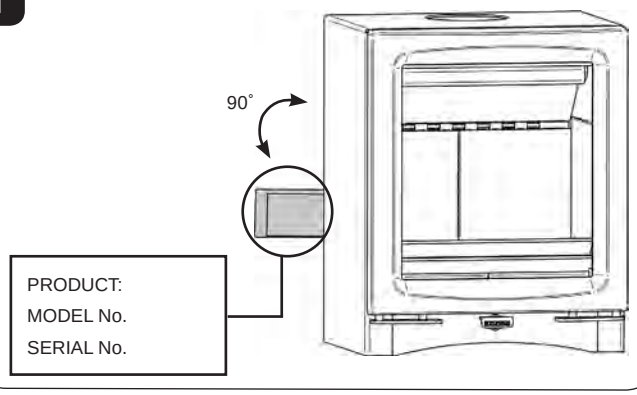
1.12 This appliance is designed to be used with the door shut.

SERIAL NUMBER

1.13 This number is required when ordering spare parts or making warranty claims.

The data is located on the back left side of the appliance on a plate that rotates 90˚, see Diagram 1.

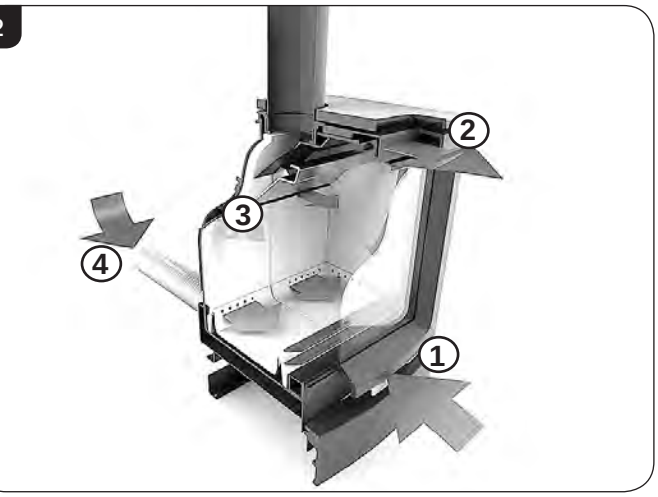
1



Cleanburn Technology and Convector Efficiency

This appliance incorporate the latest Cleanburn technology. Unlike conventional stoves the Vogue offers improved running, flexibility and precise combustion control via a single control to make the appliance more user friendly.

2



1) **Primary Air** - for use initially when establishing fires.

2) **Airwash** - air drawn over the window cleans the glass. The source of main Combustion air when burning wood.

3) **Cleanburn** - Secondary air is preheated through a heat exchanger to combust unburned hydrocarbons, providing a cleaner and more efficient burn.

4) **Outside air** (optional extra).

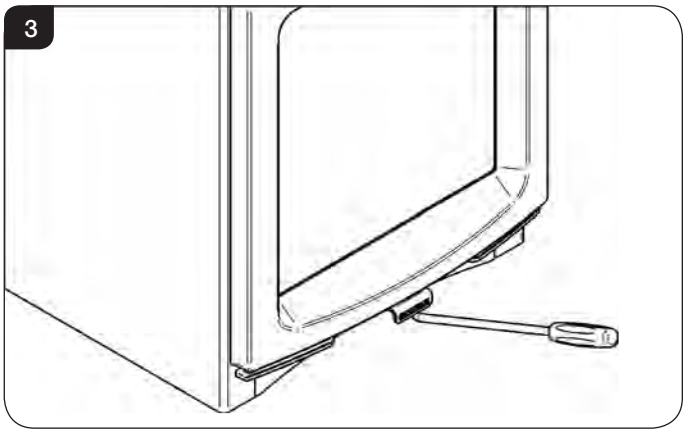
‡In the U.K. these products must conform to the latest edition of BS 8423, Fireguards for use with solid fuel appliances.
If appliance is operating unattended they must conform to the latest edition of BS 3248

***Registered on the Competent Persons Scheme (GB only see page 35/ INFO (Republic of Ireland).**

AIR CONTROLS

1.14 **Use the tool provided or a protective gloved hand to operate, see Diagram 3.**

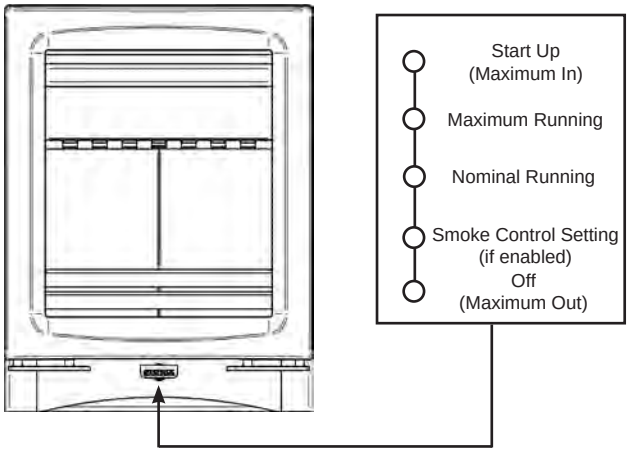
3



DO NOT OPERATE THE AIR CONTROLS WITH BARE HANDS

1.15 The air control slider is operated by pushing or pulling to increase or decrease the air flow. Each position is indicated by an indent.

4



Secondary Air Control

The **Cleanburn air** enters the appliance through a hole in the rear. This is factory set to a nominal setting suitable for most chimneys. If required, this can be adjusted to suit local conditions.

Note: The Secondary Air will not close down completely. This allows a small percentage of air into the firebox to prevent an excessive build up of pressure.

DOOR HANDLE

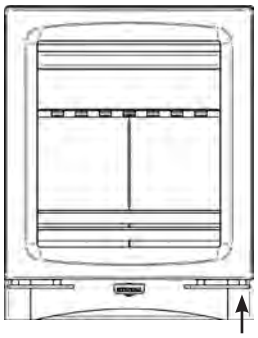
DO NOT OPEN THE DOOR WITH BARE HANDS

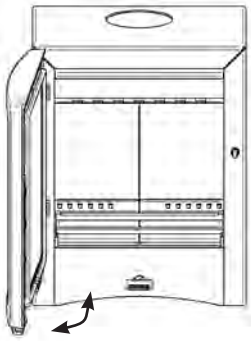
DO NOT OPEN THE DOORS WHEN THE FIREBOX IS FULL OF FLAMES - WAIT FOR THEM TO DIE DOWN.

1.16 To open and close:

Push the far right hand side of the door handle upwards to release the catch. The door opens right to left, see Diagram 5.

5





WARNING

Properly installed, operated and maintained, this appliance will not emit fumes into the room. Occasional fumes from de-ashing and refuelling may occur.

Persistent fume emission is potentially dangerous and must not be tolerated.

If fume emission does persist:

• Open doors and windows to ventilate the room.

• Leave the room.

• Allow fire to burn out and safely dispose of fuel from the appliance.

• Check for chimney blockage and clean if required.

• Do not attempt to relight until the cause of the emission has been identified and corrected

• If necessary seek expert advice.

• All open flued appliances can be affected by temporary atmospheric conditions which may allow fumes to enter the house. Because of this an electronic carbon monoxide detector conforming to the latest edition of BSEN50292 must be fitted in the same room as the appliance. The existence of an alarm must not be considered a substitute for ensuring regular servicing and maintenance of the appliance and chimney system.

IF THE ALARM SOUNDS FOLLOW THE INSTRUCTIONS GIVEN ABOVE.

Getting Started/User Instructions

2. Using the Appliance for the First Time

2.1 To allow the appliance to settle, and fixing glues and paint to fully cure, operate the appliance at a low temperature for first few days.

2.2 Do not touch the paint during the first period of use.

2.3 During this time the appliance may give off some unpleasant odours. Keep the room well ventilated to avoid a build-up of fumes.

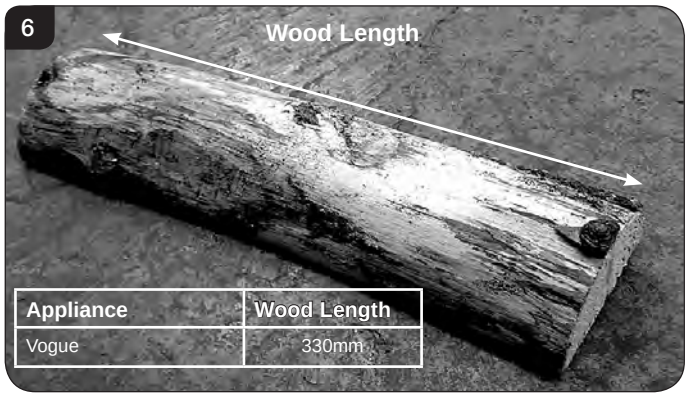
2.4 Please be aware that, during use, rope seals may discolour. This is normal.

3. Recommended Fuels

3.1 **Wood Logs:**

Burn only seasoned timber with a moisture content of less than 20%. To ensure this allow cut wood to dry for 12 to 18 months.

6



Appliance	Wood Length
Vogue	330mm

Poor quality timber:
— Causes low combustion efficiency
— Produces harmful condensation
— Reduces effectiveness of the airwash and life of the appliance

Do not burn construction timber, painted, impregnated / treated wood, manufactured board products or pallet wood.

3.2 **Fuel consumption**.
As tested at nominal heat output to the requirements of EN 13240: 2001 for intermittent operation:

Description	Fuel Consumption
	Kg/hour Wood
Vogue Wood	1.5

A number of factors can affect the performance of the appliance. *See Troubleshooting Section* for details.

4. Smoke Control Kit

This appliance is supplied with a pre-fitted smoke control kit and has been independently tested to PD6434 making it exempt from the controls that generally apply in Smoke Control Areas.

THE SMOKE CONTROL KIT IS SUPPLIED DISABLED AND MUST THEREFORE BE MODIFIED BEFORE INSTALLATION IN ORDER FOR THE APPLIANCE TO MEET THE REQUIREMENTS OF A SMOKE CONTROL AREA AND MUST BE OPERATED CORRECTLY TO MINIMISE THE AMOUNT OF SMOKE PRODUCED.

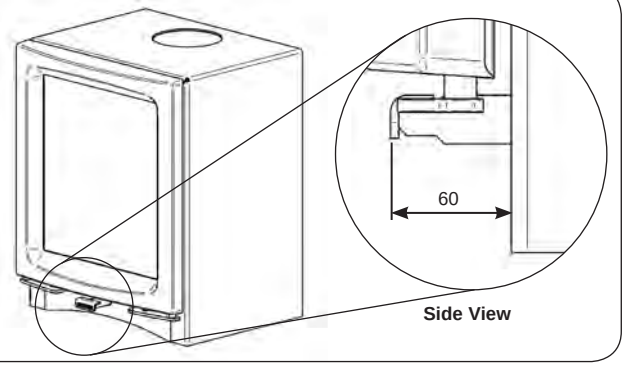
If this appliance is installed outside of a Smoke Control Area then the Smoke Control kit can be left disabled to give more control over the lower burn rates.

Any modifications to the kit should only be done by a suitably qualified installer and must be done at the time of installation.

4.1 **This appliance is suitable for use in a Smoke Control Area when burning wood and following the instructions for use specified in this manual but ONLY if the Smoke Control kit has been enabled.**

4.2 If the Smoke Control kit is enabled, the air control slider has restricted movement and can only be pulled out to 60mm, see Diagram 7.
The air control can not be shut down completely.

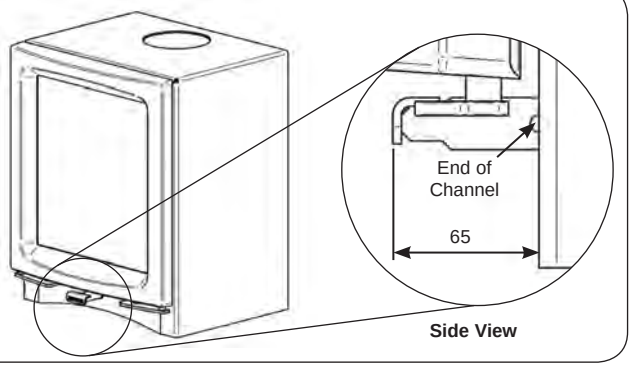
7



4.3 If the Smoke Control kit is disabled, the air control slider can be pulled out to 65mm, the maximum position, see Diagram 7.
The air control can be shut down completely.

If the Smoke Control kit is disabled, a notch is visible when the air control is pulled out, see Diagram 8. This is not visible if the Smoke Control kit is enabled.

8



4.4 To meet the requirements of a Smoke Control Area the appliance MUST be operated correctly in order to minimise the amount of smoke produced.

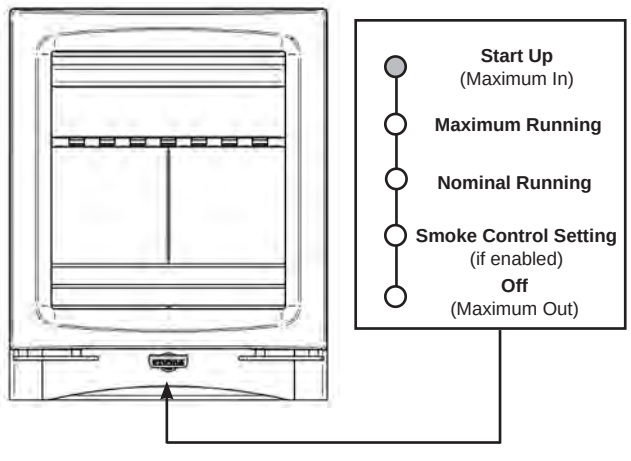
If this appliance is installed outside of a Smoke Control Area then the Smoke Control kit can be disabled to give more control over the lower burn rates.
Any modifications to the kit should only be done by a suitably qualified installer and must be done at the time of installation.

These instructions must be left with the User.

5. Lighting the Appliance

5.1 For best results set air controls as shown, see Diagram 9.

9



5.2 Place firelighters or paper and dry kindling wood on the base bricks.

A successful fire initially requires plenty of kindling to establish a hot firebox and warm the chimney to aid flue performance.

5.3 Light the paper or firelighters, see Diagram 10.

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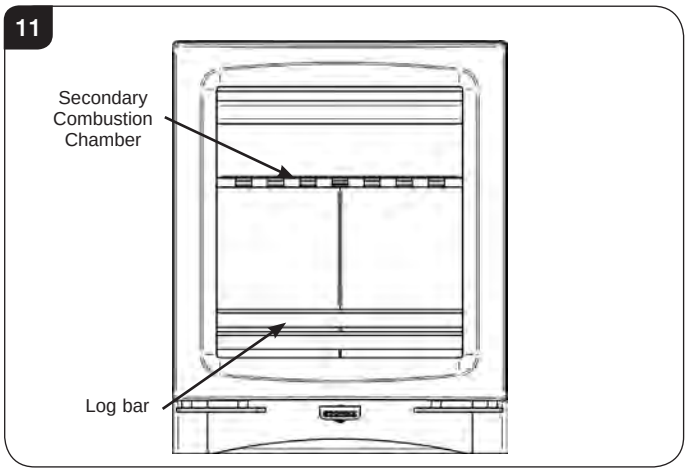
5.4 Leave the door slightly open as the fire establishes and the glass warms to avoid build up of condensation.

5.5 Add larger pieces of wood.
Do not use full sized logs at this stage, build up gradually in size. Too many logs may smother the fire.

Do not load fuel above the log guard and the secondary combustion chamber at the back of the firebox, see Diagram 11.

11



5.6 Close the door and follow the instructions for Running the Appliance.

Do not run with the door slightly open except for initial lighting as this could cause over-firing and damage the appliance.

User Instructions

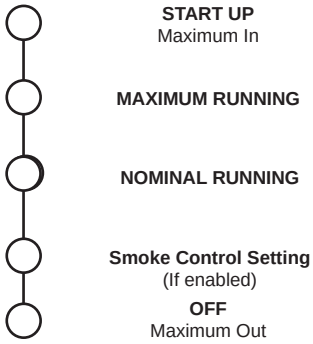
6. Running the Appliance

Wood Burning

6.1 There are several settings that can be used when burning wood, see Diagram 12.

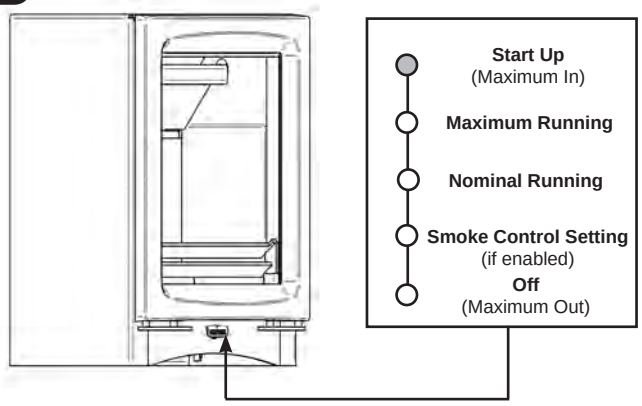
The air control slider is operated by pushing or pulling to increase or decrease the air flow. Each position is indicated by an indent.

12



6.2 **Start Up**

13

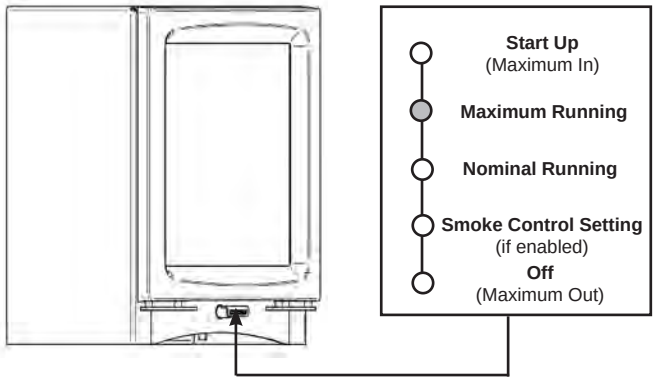


Use the Start Up setting to establish the fire and during the initial moments of refuelling.
Do not run for long periods of time on this setting as this could over fire the appliance or damage the glass.

Once the fire is established:
— Move the control lever out.
The notched settings should be used as a guide.
The appliance can be burnt with the control anywhere along its length.

6.3 **Maximum Running**

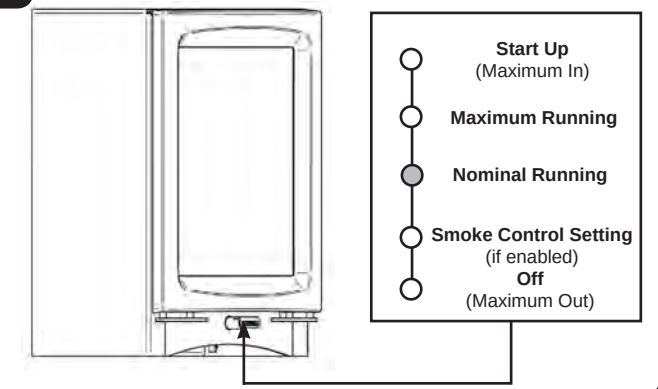
14



The Maximum Running setting allows the appliance to burn at the maximum output when burning wood. Take care not to over fire the appliance.

6.4 **Nominal Running**

15

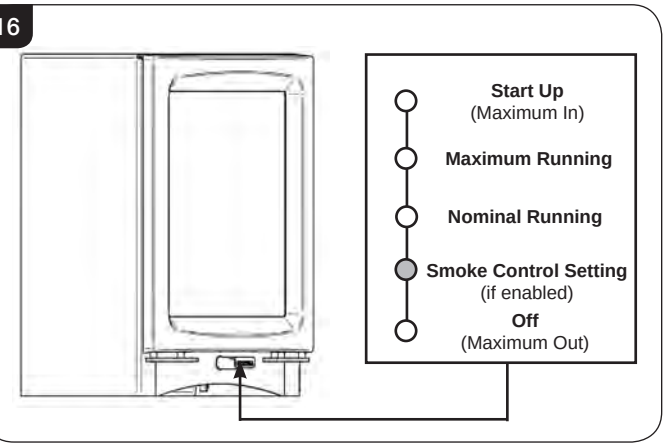


The Nominal Running setting burns wood at the most efficient output.

6.5 **Smoke Control Setting - If enabled**

This appliance is suitable for use in a Smoke Control Area when burning wood and following the instructions for use specified in this manual but ONLY if the Smoke Control kit has been enabled.

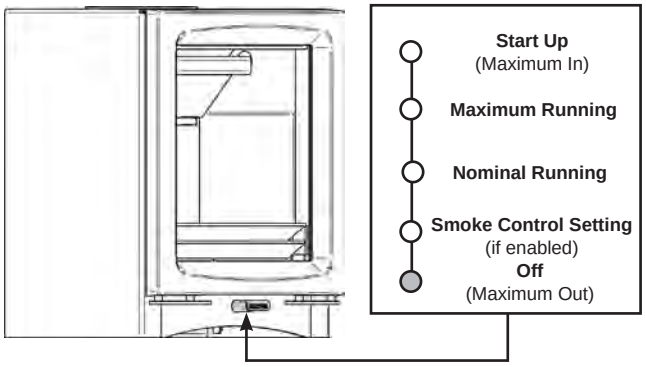
16



If the Smoke Control kit is enabled, this setting allows the appliance to burn at the lowest output.
The air control can not be shut down completely.

6.6 **Off/ Shut Down**

17



The Off/Shutdown setting for burning wood closes the fire down and turns the appliance off. This position does not keep the glass clean. This setting is not available when the Smoke Control Kit is enabled in a Smoke Control Area.

Refuelling

Wood burns best on a bed of ash (approx. 25mm (1") deep).

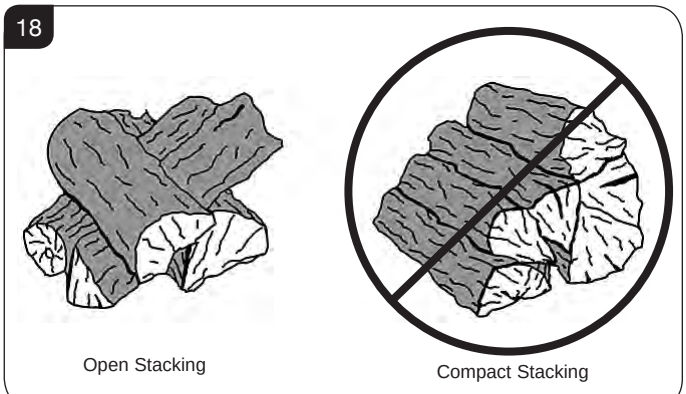
6.7 Open the air control fully to the **Start Up** setting.

6.8 **Do not refuel when a large amount of flames are in the firebox as this could cause smoke or flames to spill into the room.**

6.9 **Rake the embers evenly over the firebed to establish a glowing firebed. If the firebed is low add a small amount of kindling wood to help re-establish the fire.**

Stack the logs in an open arrangement, see Diagram 18.

18



Open Stacking

Compact Stacking

Open stacking allows oxygen to easily reach every part of the fire.
Compact stacking will make the wood burn slower as fire can only reach the outside of the wood. This will cause the fire to smoulder and produce smoke.

6.10 **Close the door immediately after refuelling.**

6.11 After refuelling:
Burn the new logs at a high temperature for a few minutes before adjusting the air control.

Do not close the air control until the fire is burning well.

6.12 Experience establishes settings to suit personal preferences.

6.13 **Do not** burn large amounts of fuel with the **air control** closed (Off position) for long periods of time. This reduces the glass cleaning effect, causes tars and creosotes to build-up in the appliance and flue system and will produce excessive amounts of smoke.

6.14 When in use, running the appliance at a high temperature for a short period also reduces tars and creosote.

6.15 When running the appliance **refuel little and often for clean, efficient burning.**

A bright and clean firebox indicates the appliance is burning well.

6.16 **Do not load fuel above the log guard and the Secondary Combustion Inlets at the back of the firebox, see Diagram 10.**

Fuel Overloading

The maximum amount of fuel specified in this manual should not be exceeded, overloading can cause excess smoke.

6.17 **Do not burn continuously with the door open.**

WARNING: DO NOT OPERATE THE APPLIANCE WITH THE AIR CONTROL ON START UP FOR LONG PERIODS OF TIME AS THIS COULD CAUSE OVER-FIRING AND MAY CAUSE PERMANENT DAMAGE.

Burning Tips

6.18 **Fuel Quality (Wood)**

Use wood with a moisture content of less than 20%. Seasoned logs have the bark beginning to lift and peel away and cracks radiating from the centre. They feel lighter than fresh cut wood of a similar size and sound hollow when struck against each other. Logs should not feel damp or have moss and fungal growths.

Symptoms related to wet wood:

— Difficulty starting and keeping a fire burning well.
— Smoke and small flames.
— Dirty glass and/or firebricks.
— Rapid creosote build-up in the chimney.
— Low heat output.
— Short burn times, excessive fuel consumption and blue/grey smoke from the chimney.

Run at a high temperature for a short period each day to avoid large build-ups of tars and creosote within the appliance and the flue system. Use Stovax Protector chimney cleaner to reduce this problem.

Care & Maintenance

Shut Down

6.19 If there is still burning fuel in the firebox, Stovax do not recommend shutting down the air controls completely unless there is a chimney fire in progress (see Section 10 for advice). Closing the control during the burning process will cause poor combustion and could lead to a build up of gasses that could ignite dangerously.

6.20 Always have enough air entering the stove to maintain some flame within the firebox.

6.21 If it is necessary to shut down the appliance then run on a high setting until all of the fuel has been burnt before closing the air controls.

7. Extended Burning

7.1 It is possible to get the appliance to burn for extended periods of time. In order to do this:

— De-ash prior to final refuelling.
— Burn new fuel at a high temperature for a few minutes before adjusting the **Control.**
— Set air controls to low combustion settings.
This will gradually blacken the glass but it will clear when operated at a high temperature for a short period.

8. Ash Removal

Do not allow ash to build up as it may cause damage and adversely effect the performance of the appliance. Warning: Ash can remain hot long after appliance has been in use.

8.1 **Wood**

— Open Doors.

— Leave a layer of ash to start the new fire on. Wood burns best on a bed of ash (approx. 25mm (1") deep).

— Remove ash with a small shovel and place into an Ash Caddy (Part No. 4227) or other suitable container.

Do not place hot ash in any container made from plastic or any other combustible material.

— De-ash at least once a week.

9. Over-Firing

9.1 Do not over-fill with fuel or run at high temperatures for long periods or over-firing can occur.
WARNING: DO NOT OPERATE THE APPLIANCE WITH THE AIR CONTROL FULLY OPEN FOR LONG PERIODS OF TIME AS THIS COULD CAUSE OVER-FIRING AND MAY CAUSE PERMANENT DAMAGE.

9.2 **Over-firing can cause permanent damage to the appliance and invalidate the product warranty.**

10. Chimney Fire

10.1 **If a chimney fire occurs:**

— **Shut all air controls immediately.**
— **Evacuate the building.**
— **Call the fire brigade.**
— **Do not re-enter the building until it is confirmed safe.**

10.2 **Do not use the appliance after a chimney fire until:**
a) **It has been inspected by a registered installer*, confirming the appliance is safe to use.**

b) The chimney system has been inspected and swept by a chimney sweep, confirming the system is structurally sound and free from obstruction*.

c) **It is repaired as required before re-use.** Use only genuine Stovax replacement parts to keep your appliance in safe, efficient working order.

11. General Cleaning

11.1 Clean and inspect the appliance regularly, especially in periods of heavy use. Regular cleaning and maintenance will help give many years of safe use.

11.2 **Allow appliance to cool thoroughly to avoid risk of burns.**

11.3 Clean regularly, according to level of use.

Remove the ash completely
(see *User Instructions, Section 8*).

11.4 Check internal components for damage and for obvious build up of soot, ash or debris above the flue baffle(s) (these can be found in the upper part of the firebox). Use a torch if necessary.

11.5 If there are any signs of a build up of debris above the flue baffle(s) either:

— Arrange for the chimney to be swept (see *User Instructions, Section 13*).

— Remove the baffles and clear the debris
(see *Pre-Installation Instructions, Section 3*).

11.6 To refresh painted finishes a touch up spray is available. Contact your Stovax retailer quoting the serial number found on the appliance data badge.

Do not use aerosol sprays near an operating appliance. Do not use abrasive cleaner or cleaning pads.

11.7 Check that the door shuts properly and creates an effective seal. Leaking door seals prevent the appliance working properly.

***Registered on the Competent Persons Scheme (GB only) see page 35/ INFO (Republic of Ireland).**

12. Cleaning Glass

12.1 Keep the glass clean with correct use of the Airwash system and good quality fuel. Use the boost setting to clear any build up.

12.2 Sometimes additional cleaning may be required. Before undertaking this operation allow appliance to cool fully. Do not clean hot glass.

12.3 **On appliances with printed glass do not use cleaning agents that have a high alkaline or acidic content, for example Stovax Gel Cleaner, these are aggressive cleaning agents designed to be used with heavily stained clear glass. On printed glass surfaces, use Stovax Glass Cleaner (Stovax No.4103) which is better formulated for this application.**

12.4 Before applying a cleaning agent remove any dust and loose soot with a damp cloth.

12.5 Use an appropriate glass cleaner. Apply the cleaning fluid to a cloth before rubbing onto the glass.
Apply carefully and do not apply excessively. Do not apply directly onto the glass. Try to prevent any run off which could soak into the rope seals around the edge of the glass. Soot can also contain acidic particles that can cause corrosive damage to printed glass.

12.6 Remove dirt with a moist cloth and buff dry.

12.7 **Some types of wood and solid fuel can cause a white residue to form on the glass.**
If this occurs it should be cleaned off at least once a week during periods of heavy usage.
If the liquid cleaning agents recommended do not remove this residue use a dry cleaning pad which will help remove these white marks.

12.8 Before relighting the appliance ensure the glass is fully dried. If the rope seal has absorbed excess cleaning agent it is advisable to replace the rope as soon as possible to preserve the printed finish of the glass.

13. Chimney Sweeping

13.1 To maintain safe and efficient use of the appliance, the chimney/flue must be inspected and swept at least once a year by a qualified chimney sweep*.

If the appliance is used continuously throughout the year, or it is used to burn wood, more frequent sweeping is recommended.

The best time to have the chimney swept is at the start of the heating season.

13.2 The chimney, any connecting flue pipe and the appliance flue ways, if incorporated, must be regularly cleaned.

13.3 Ensure adequate access for cleaning where it is not possible to sweep through the chimney.

13.4 If the chimney is believed to have previously served an open fire it must be swept a second time within a month of regular use after installation.

14. Care Of Stove

Stovax has a range of cleaning and maintenance products and accessories to keep your appliance in good working order. Your Stovax retailer can advise you on suitable items for your stove and provide genuine spare parts such as replacement glass, door sealing rope and firebricks. View the extensive range at www.stovax.com by clicking on *Accessories*. In addition, an annual service by a competent engineer is recommended to keep your stove in the best possible condition.

15. Seasonal Use

15.1 Clean and service the appliance if not used during the warmer months, as detailed in the *Maintenance and Servicing* section.

15.2 Set the air controls to 50% to keep the appliance ventilated and stop the build-up of any moisture inside.

15.3 Before re-lighting the appliance:

—Remove the baffles.

—Clear any debris that may have accumulated.

—Check the flue is clear of any blockages.

16. Replacing Door Glass

16.1 To maintain the safe use of your appliance you may need to replace a damaged door glass.

16.2 Using the appliance with a damaged door glass could cause dangerous fumes to enter the room, or the appliance to over-fire, resulting in damage.

16.3 A new door glass and installation instructions (PM484) are available from your retailer.

17. Optional Extras

Outside Air Kit

17.1 This appliance can be fitted with an optional kit to help bring air directly into the appliance from outside. For installation and operating procedures refer to the instructions supplied with the Outside Air kit - Stovax Part No PM373.

Heat Shield

17.2 This appliance can be fitted with a heat shield in order to decrease the distance the appliance can be installed from a wall. This must be done at the time of installation.For installation and operating procedures refer to the instructions supplied with theHeat shield- Stovax Part No PM1119.

Appliance	Part No.
Vogue	RVN-MIDHSK

Troubleshooting

Troubleshooting

	Symptom	Cause	Solution
OPERATION	Difficulty starting the fire and keeping it burning well	Low flue draught	Consult your installer
		Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content)
	Poor burning control	High flue draught	Consult your installer
	Short burn times	Wet wood (over 20% moisture) Insufficient amount of fuel - Refer to the table in section 3	Use dry seasoned wood (less than 20% moisture content)
	Excessive heat output (Over firing)	High flue draught	Consult your installer
		Air control left fully open	Close air control to reduce output
	Low heat output	Low flue draught	Consult your installer for advice on suitable flue system
		Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content)
	Excessive fuel consumption	High flue draught	Consult your installer for advice on suitable flue system
		Over dry wood	Do not use constructional timber or pallet wood
SMOKE EMISSIONS	Smoke and small flames	Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content)
	Intermittent smoke spillage into room when appliance door is opened	Low flue draught	Consult your installer for advice on suitable flue system
		Incorrect additional ventilation air in to building	Consult your installer
	Continuous smoke spillage into room when appliance in use	Blocked flue	Open all doors and windows to ventilate the room. Allow the fire to burn out. Check flue for blockage. Do not re-use until cause of spillage is identified. Consult your installer for advice
	Blue/grey smoke from chimney	Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content)
ADVERSE WEATHER	Windy days, intermittent smoke spillage into room when appliance door is opened	Down draught in flue caused by air turbulence caused by nearby buildings or trees	Weather conditions combined with the flue terminal position can have an effect on the appliance performance. Consult your installer
	Calm days, intermittent smoke spillage into room when appliance door is opened	Over size flue giving poor flue draught	Weather conditions combined with the flue terminal position can have an effect on the appliance performance. Consult your installer
	Damp/Rainy days lighting and burning problems	Flue temperature low / rain water inside flue	Use good quality wood to start and maintain the fire, consult your installer to fit a rain cowl
	Wind noise from the air control	High flue draught	Consult your installer for advice on suitable flue system

Troubleshooting

	Symptom	Cause	Solution
THE APPLIANCE	Rapid creosote build-up in the chimney	Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content). Operate at a high temperature for short periods each time the appliance is used to avoid large build-ups of tars and creosotes
	Tar coming from flue joints	Appliance operated at continuous low temperatures	Operate at a high temperature for short periods each time the appliance is used to avoid large build-ups of tars and creosotes. See user instructions for correct use of air control
		Using poor quality wood	Use dry seasoned wood (less than 20% moisture content)
	Strong pungent smell after the appliance is lit	Appliance operated at continuous low output	Operate at high output for short periods. See user instructions for correct use of air control
		Using poor quality wood	Use dry seasoned wood (less than 20% moisture content)
	Wind noise from the air control	High flue draught	Consult your installer for advice on suitable flue system
	Dirty firebricks	Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content)
	Dirty glass	Wet wood (over 20% moisture)	Use dry seasoned wood (less than 20% moisture content)
	Glass blackening	Using poor quality wood	Use dry seasoned wood (less than 20% moisture content)
		Low flue draught	Consult your installer for advice on suitable flue system
		Incorrect use of air control	See user instructions for correct use of air control
		Appliance operated at continuous low temperatures	Operate at high output for short periods. See user instructions for correct use of air control

FLUES

The flue system has two main functions:

- To safely remove the smoke, fumes and combustion gases from the building.
- To provide a sufficient amount of flue draught (suction) in the appliance to ensure the fire keeps burning.

The flue draught is caused by rising hot gases when the appliance is lit.

Tar and creosote are a major cause of chimney fires. If the appliance experiences problems with tar build up consult a chimney sweep before continued use of the appliance.

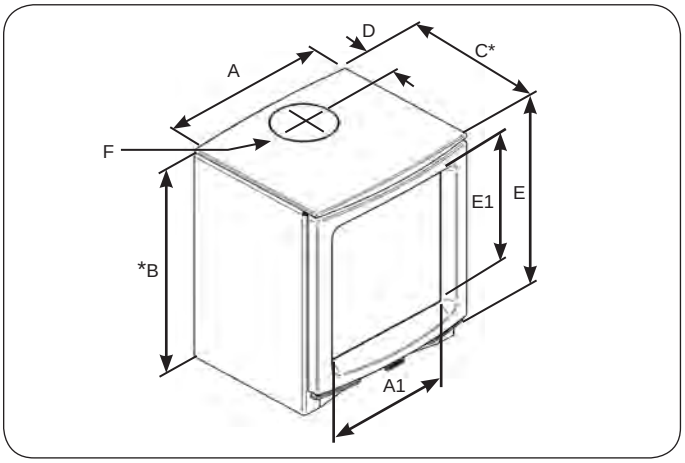
For advice on the correction of persistent flue problems consult a qualified heating engineer before continuing to use the appliance.

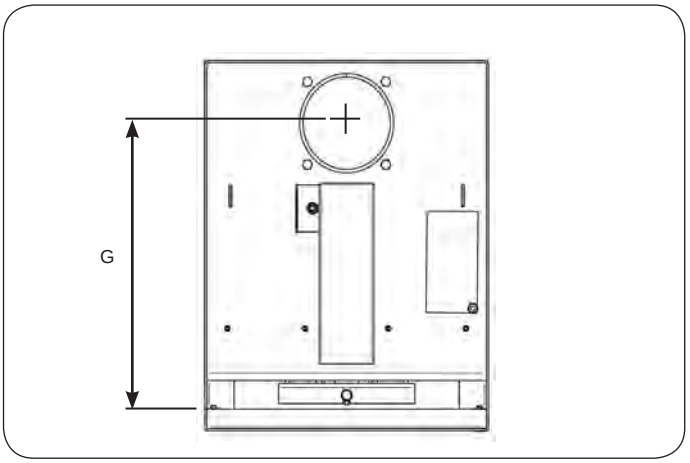
Installation Checklist

Please Note

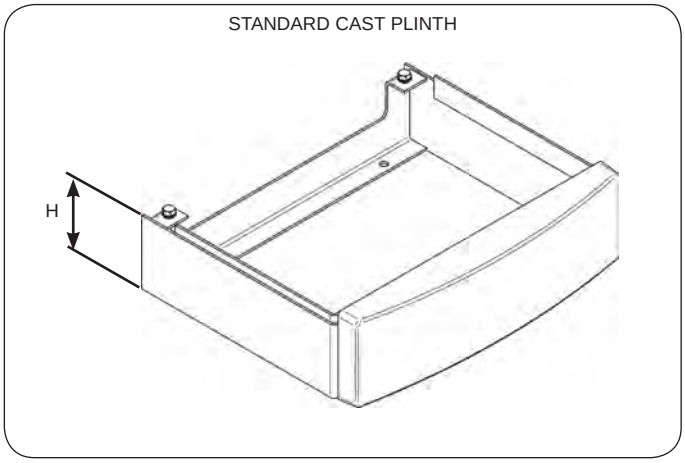
This section is intended to give an overview of the product performance and essential information required for installing the appliance.
It is intended for qualified engineers who are already familiar with Stovax products.
For full details and expanded information please see the Technical Appendix at the back of this manual.

1. Vogue Dimensions

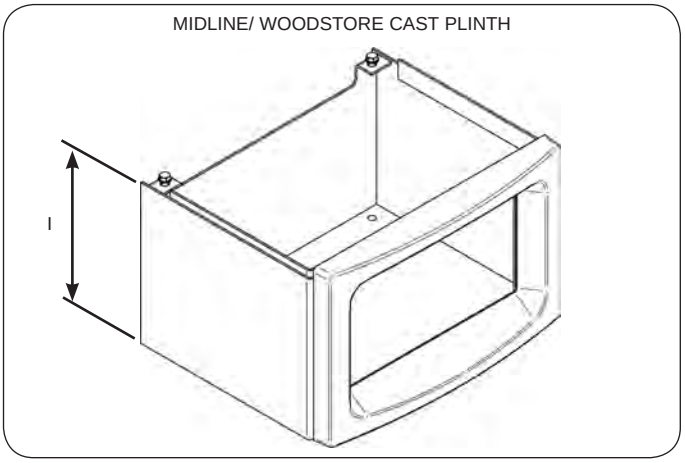




STANDARD CAST PLINTH



MIDLINE/ WOODSTORE CAST PLINTH



Description	A	A1 Glass Viewing Area	B	C*	D	E	E1 Glass Viewing Area	F (dia)	G	H Standard plinth only	I Midline plinth only
Vogue	416	306	*537	372	109	459	337	128	426	100	249

All dimensions in mm (25.4 mm = 1”)

*To top of cast plate

***NOTE: If installing this appliance with an outdoor air kit, there will be an increase in dimension C. Please consult PM373 prior to installation.**

Installation Checklist

2. Essential Information

GENERAL	**Model:** Vogue			**Vogue**
	Nominal Heat Output	Wood	kW	5.0
	Efficiency	Wood	%	81
	CO @ 13% O_2	Wood	%	0.13
	Weight	Wood	Kg	70
	Recommended Fuels	Wood	Seasoned Wood (less than 20% moisture content)	

As tested to the requirements of EN 13240 for intermittent operation

FLUES	Flue/Chimney Size ‡May be reduced to 128mm (5") if burning approved smokeless fuels or burning wood in an appliance approved for use in a DEFRA smoke control area	Without flue liner Round (Diameter)	mm	‡153
			inch	‡6
		Without flue liner system (Square)	mm	135
			inch	$5^1/_2$
		With Liner of Factory made system (diameter) installed in accordance with manufacturers instructions	mm	150
			inch	6
	Flue/Chimney minimum height**	All products **must be 4.5m from the hearth to the top of the flue, with no horizontal sections and a maximum of 4 bends. Bends must have angles of less than 45 degrees from the vertical.	m	4.5
			feet	13
	Flue Draught	Min	mm Wg	1.0
		Nominal		1.5
		Max		2.0
	Flue Gas Mass Flow	Wood	g/s	7.1
	Flue Gas Temperature at Spigot/Socket	Wood	°C	269
	Flue Outlet Size (Top or Rear Option)	All	mm	128
			inch	5

European Min Spec for Chimney Flue - T400 N2 D 3 G50

	A) Traditionally Built Homes • Where leakage is greater than $5m^3/hour/m^2$. • Ventilation normally required = $550mm^2$ per kW output over 5kW		**B) Modern Construction Homes** • Where leakage is less than $5m^3/hour/m^2$. • Ventilation normally required = $550mm^2$ per kW	
VENTILATION	**A**	Additional Ventilation	mm2	None
			cm2	None
			in2	None
	B	Additional Ventilation	mm2	2750
			cm2	27.5
			in2	4.4

For full technical details on ventilation see Technical Appendix on Page 34

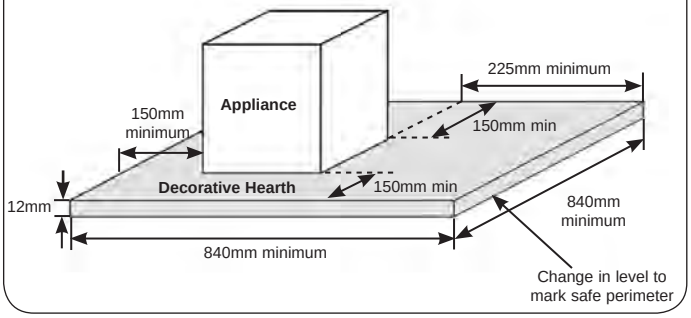
In the U.K. Additional information covering the installation of the appliance may be found in the following British Standards: BS EN 15287, BS6999, BS8303.

Installation Checklist

3. Minimum Dimensions - Hearth

3.1 These appliances can stand on a superficial hearth which is a minimum of 12mm thick, see Diagram 1.
This is also referred to as a Floor Protector Plate or Floor Protector.

1



3.2 If this appliance is installed in an elevated setting it is recommended to increase the 225mm hearth depth to safely contain any falling logs or embers. The higher the appliance is installed the deeper the hearth should be to avoid scorched floor coverings.

4. Clearances

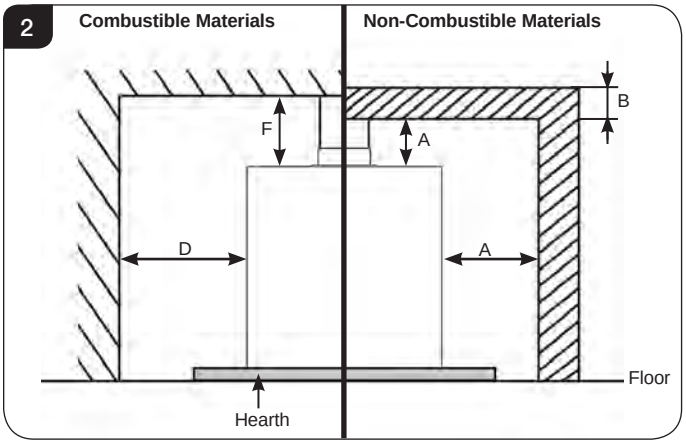
IMPORTANT: INSTALLATION MUST COMPLY WITH CURRENT BUILDING REGULATIONS.

ENSURE THAT SUFFICIENT CLEARANCES ARE PROVIDED BETWEEN THE FLUE PIPE AND ANY COMBUSTIBLE MATERIALS IN THE FIREPLACE IN ACCORDANCE WITH THE RULES IN FORCE.†

4.1 When installing a Vogue stove it is important to observe the following clearances to both **combustible** and **non-combustible** materials.
Also ensure that a clearance of 1 meter is maintained in front of the appliance when operating.

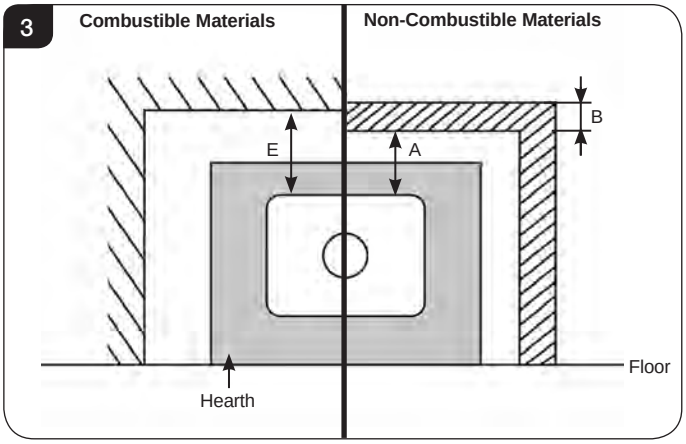
Fireplace: Minimum Clearances Above & to the Sides

2



Fireplace: Minimum Clearances to the Rear

3



Non-Combustible Materials

4.2 All appliances will require some clearance between them and any non-combustible materials to allow for either:

— Installation, servicing or accessing controls.

— Convection in order for the appliance to function properly.

Recommended: Minimum clearances for installation/ servicing/convection is:

Rear - 25mm	Sides - 50mm	Top - 100mm

NOTE: If the non-combustible surface is less than 200mm thick additional clearances may be required. This requirement ensures that the non-combustible material does not transmit excessive heat through the wall onto combustible material which might be placed against it.

See Diagrams 2 & 3 (Fireplaces) & Diagram 4 (Freestanding) and table below.

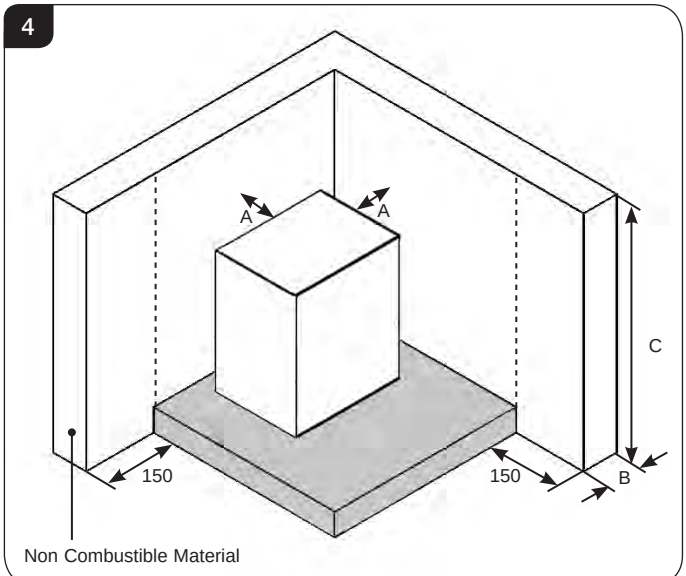
Distance to Non-combustible Materials		
Distance of Appliance to Wall (A)	**Minimum Thickness of wall (B)**	**Minimum Height of Wall (C)**
0mm - 50mm*	200mm	Height of appliance + 300mm OR 1200mm from the hearth (take largest dimension)
51mm - 300mm	75mm	
300mm+	No requirement	No requirement

† England and Wales – Document J / Scotland - Part F/Document J (Republic of Ireland only)

Installation Checklist

Freestanding Installation

4



Combustible Materials

4.3 It is essential for safety to ensure the following clearances to combustible materials are maintained.

See Diagrams 2, 3 & 4 and table below.

Model	D (side)	E (Rear)*	F (Above)
Vogue	550	700	N/A

* Note this distance can be reduced by the fitting of a heat shield kit, check with your Stovax retailer for availability and clearances.

5. Optional Extras

Outside Air Kit

5.1 This appliance can be fitted with an optional kit to help bring air directly into the appliance from outside. For installation and operating procedures refer to the instructions supplied with the Outside Air kit - Stovax Part No PM373.

Heat Shield

5.2 This appliance can be fitted with a heat shield in order to decrease the distance the appliance can be installed from a wall. This must be done at the time of installation. For installation and operating procedures refer to the instructions supplied with theHeat Shield - Stovax Part No PM1119.

Appliance	Part No.
Vogue	RVN-MIDHSK

Pre-Installation Instructions

1. General

1.1 To make the installation of the appliance easier it is best to remove the internal components before fitting into the builders opening/studwork.

PACKING LIST

- User & Installer Instructions
- Warranty card
- Pair leather gloves
- Operating Tool
- Thermic Seal

STANDARD FEATURES

- Primary air
- Airwash (for wood burning / clean glass).
- Factory set Secondary air (to ensure complete burning of flue gases)
- Top or rear flue exit option

1.2 For the best results removing the following components as set out below.

2. Removal of the Log Guard

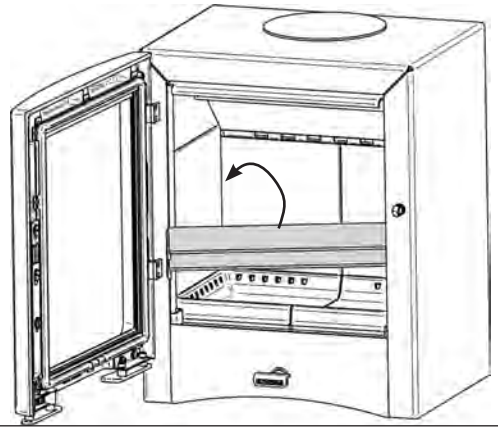
2.1 To remove the Log guard:

— Lift Log Guard clear of the supporting brackets.

— Rotate to clear the sides of the door opening.

Do not use appliance without the log guard in position.

1



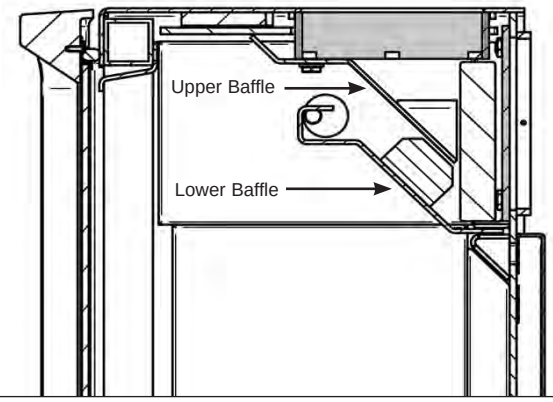
3. Removal of the Baffles

No tools are required.

3.1 To maintain efficient combustion the appliance is fitted with a twin baffle system, consisting of an upper and lower baffle.

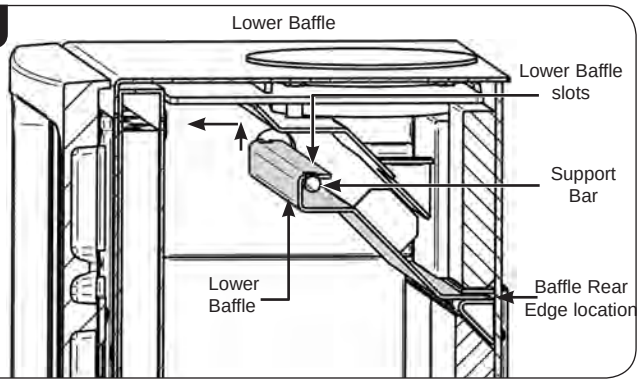
3.2 First remove the Log Guard from the appliance to give access to the firebox.

2



3.3 Remove the **Lower Baffle**, see Diagram 3, by lifting the front edge slots from the support bars on the appliance sides.

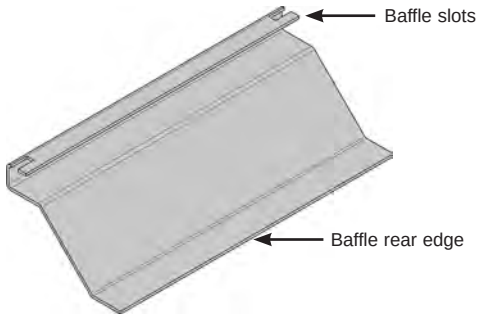
3



— Pull the baffle forward to disengage the rear edge from the location above the secondary air holes.

— Rotate the baffle to remove from the firebox through the door opening.

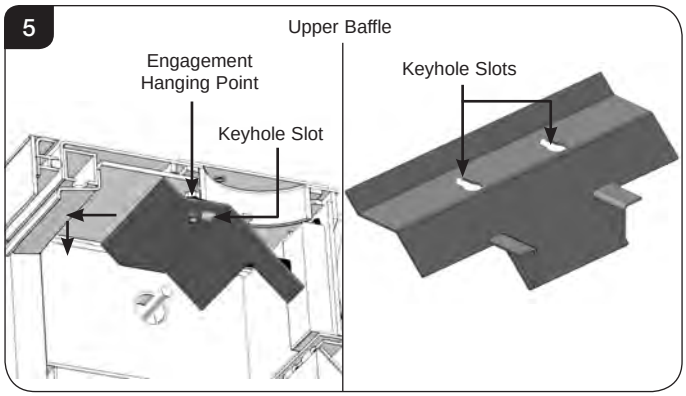
4



3.4 Remove the **Upper Baffle,** see Diagram 5 & 6, by pulling it forward to disengage from the hanging points at the top of the firebox. This enables it to drop down.

— Lift the baffle over the top of the support pins and rotate through the door opening.

5



3.6 Reverse the above process to replace the baffles.

Do not modify the baffle.

4. Removal of the Fire Bricks

4.1 Remove the firebricks as part of the routine maintenance. This can be carried out without the use of tools.

4.2 Allow the appliance to cool fully before removing firebricks.

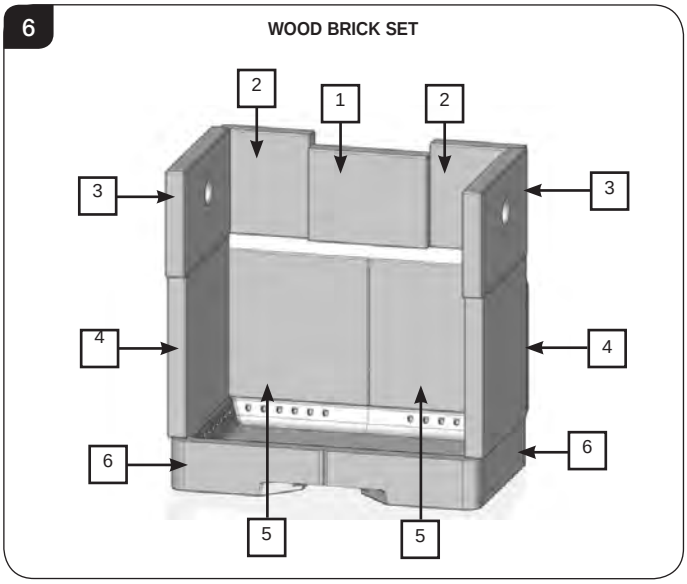
4.3 Take care when handling, as bricks can become fragile after use. Life span depends on the type of fuels burnt and the level of use.

— Replace damaged bricks as soon as possible.

4.4 Remove the log guard and baffles (see Section 2 & 3).

— Remove the bricks in the correct order as shown in Diagram 6.

6



4.5 Re-install in reverse order.

Note: Upper rear central brick is not fitted if the appliance is configured for Rear Flue option

Installation Instructions

1. Installing the Appliance

Each installation is unique to the property so it is not possible to give details to suit every setting. The installation must comply with Building Regulations† and be made using "best practice" construction methods‡.

Many fireplace openings have a supporting lintel. Do not remove without supporting the remaining structure of the building. **Do not support the structure with the appliance or the flue system.**

1.1 **Take care when installing the appliance. Careless handling and use of tools can damage the finish and/or area.**

1.2 If the appliance is to be installed with an optional decorative plinth, it needs to be fitted prior to installation, see Section 4.

Smoke Control Kit

This appliance is supplied with a pre-fitted smoke control kit and has been independently tested to PD6434 making it exempt from the controls that generally apply in Smoke Control Areas.

THE SMOKE CONTROL KIT IS SUPPLIED DISABLED AND MUST THEREFORE BE MODIFIED BEFORE INSTALLATION IN ORDER FOR THE APPLIANCE TO MEET THE REQUIREMENTS OF A SMOKE CONTROL AREA AND MUST BE OPERATED CORRECTLY TO MINIMISE THE AMOUNT OF SMOKE PRODUCED.

This appliance is suitable for use in a Smoke Control Area when burning wood and following the instructions for use specified in this manual but ONLY if the Smoke Control kit has been enabled.

If this appliance is installed outside of a Smoke Control Area then the Smoke Control kit can be disabled to give more control over the lower burn rates.

Any modifications to the kit should only be done by a suitably qualified installer and MUST be done at the time of installation, see Installation Section 6.

1.3 Select and fit the required flue option.

1.4 The Vogue must be secured to the hearth using the fixing points provided. Failure to do so may result in damage to the appliance.

If mechanical fixing is not possible Stovax recommend the use of a back stop or semi-fixing the appliance using silicone sealant applied to the inside edges of the base.

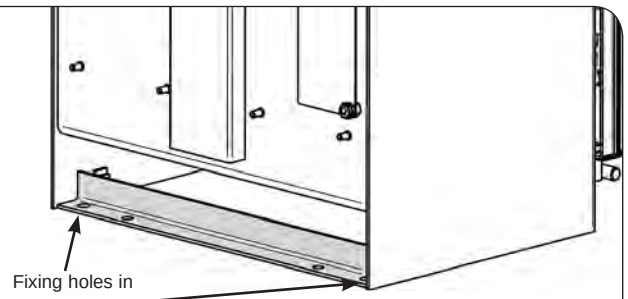
† England and Wales – Document J / Scotland - Part F/Document J (Republic of Ireland only)
‡ the latest edition of BS 8303, BS EN 15287, BS 7566

1.5 Position the appliance where required on the hearth and mark the location of the fixing holes in the mounting bracket.

1.6 Drill the required sized holes into the hearth.

1.7 Use suitable fasteners to fix in place.

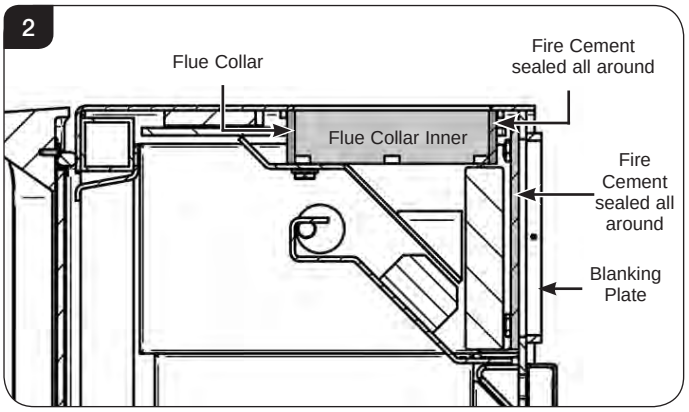
1



2. Top Flue Installation

2.1 The appliance is factory supplied with a top flue outlet but the flue collar and blanking plate require sealing with Fire Cement before use, see Diagram 2.

2



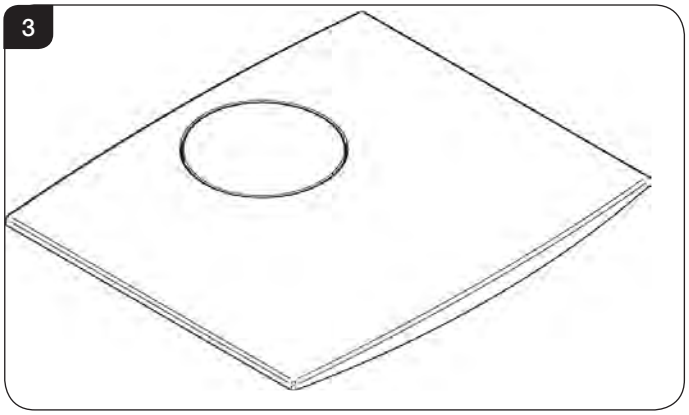
2.2 To fit the pipe to the collar:

— Lift appliance into position.
Take care not to damage the hearth finish.

Cast Top Plate

The cast top plate must be fitted prior to connecting the flue.

3

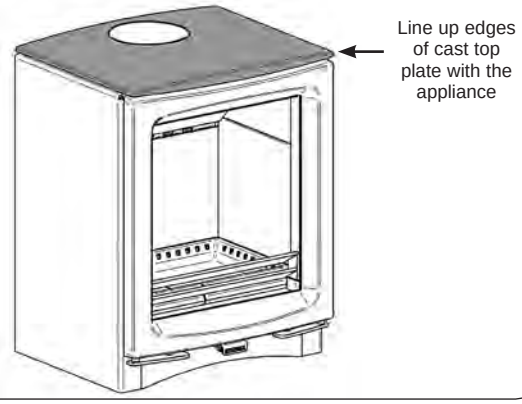


Installation Instructions

2.3 Line up the cast top flush with the front and sides of the appliance.

2.4 For the top flue version position the hole cutout concentrically with the flue and flue ring.

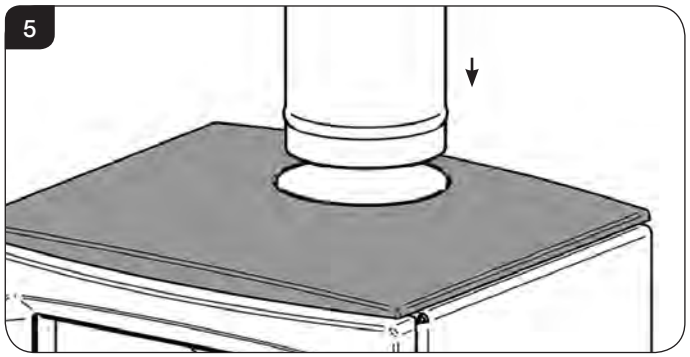
4



2.5 Connect appliance to the chimney using flue pipe.

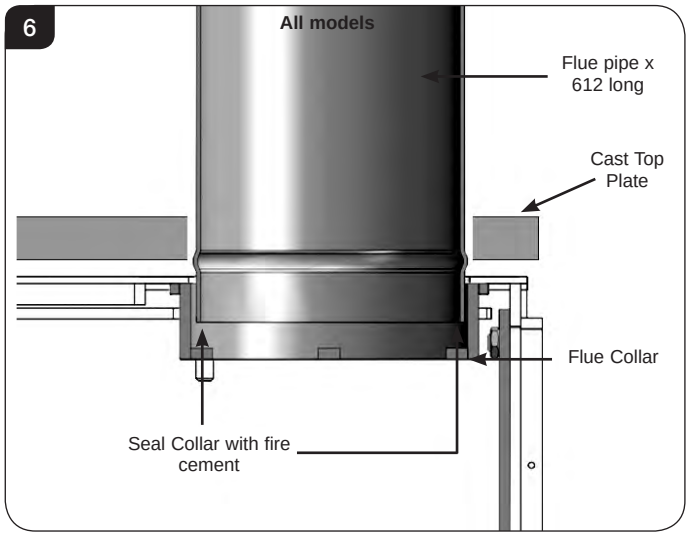
2.6 Seal the connecting joints.

5



The Flue must be installed in accordance with manufacturers instructions.

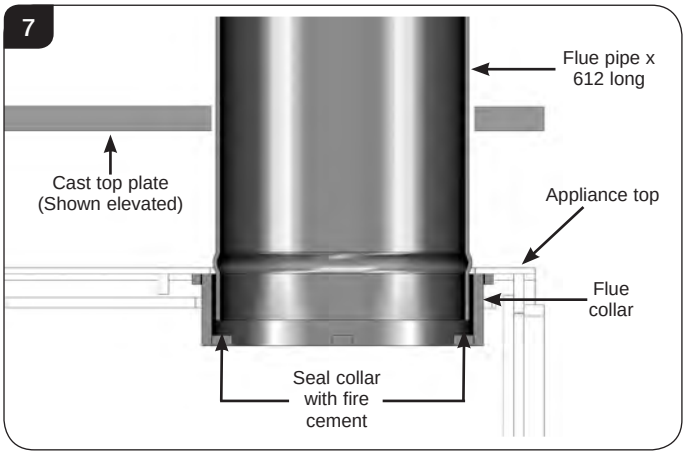
6



2.7 From the inside of the appliance, place a generous amount of fire cement inside the flue collar.
Insert the 612mm long flue pipe into the flue collar so the bulge is sitting on top of the appliance.

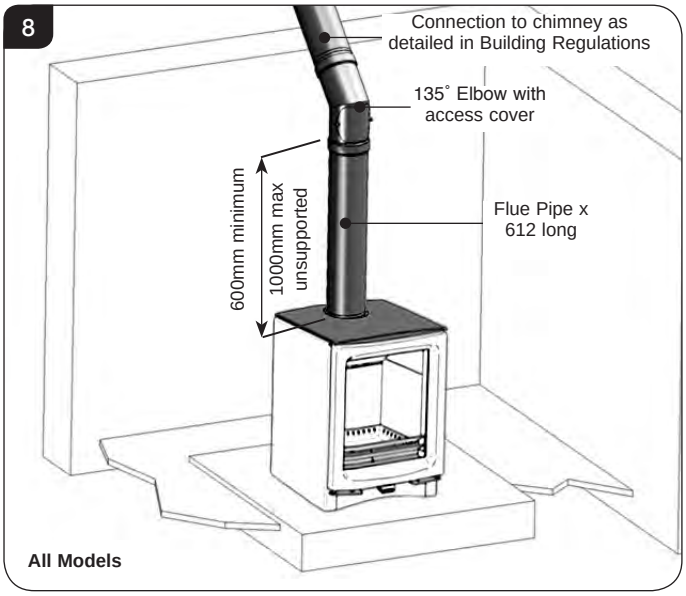
2.8 Elevate the top plate whilst the flue pipe is sealed with fire cement.
When complete lower the top plate onto the appliance.

7



A Typical Top Flue Pipe Installation

8



Installation Instructions

3. Rear Flue Installation

Because the appliance is supplied for top flue exit, the blanking plate will need to be moved to the top of the appliance and the collar and flue pipe fitted to the rear:

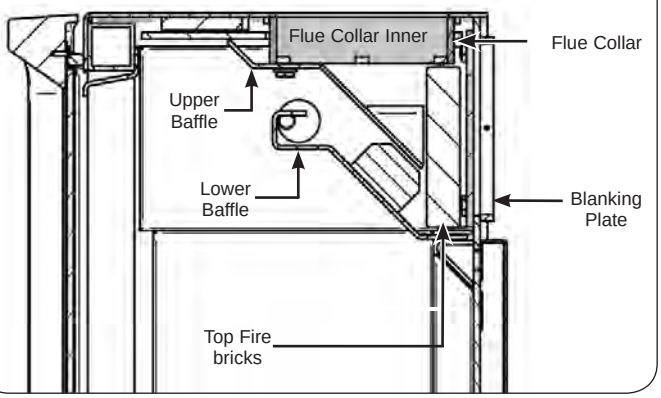
3.1 **Tools required - cross-headed screw driver, 13mm A/F spanner/socket wrench.**

3.2 To change from top to rear exit flue, reverse the flue collar and blanking plate using the method detailed:

— Remove the upper and lower baffles.

— Remove the top fire bricks.

9

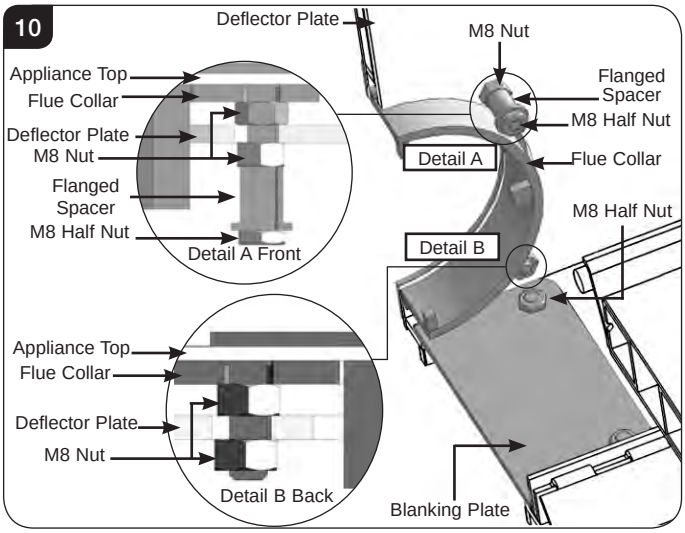


3.3 First remove the **deflector plate**.

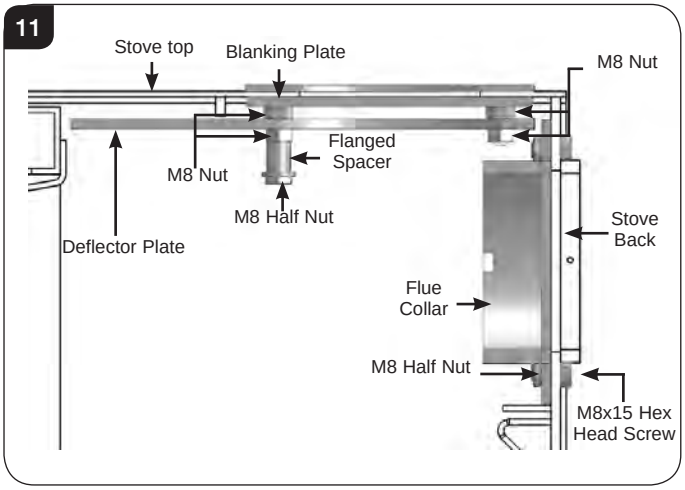
— Use a 13mm A/F spanner/socket to remove 1 M8 half nut from each of the front two studs. The flanged spacer will drop down.

— Remove a further M8 nut from each front stud, see Diagram 10, Detail A Front.

10



11



— Remove 1 M8 nut from each of the rear studs using a 13mm A/F spanner/socket.
The deflector plate will drop down inside the appliance, see Diagram 10, Detail B Back.

3.4 Remove the **blanking plate** using a 13mm A/F Spanner/ Socket wrench to take off the 4 M8 half nuts from the inside back plate of the appliance. Withdraw the blanking plate from inside and remove the 4 M8x15 Hex head screws from the back of the appliance.

3.5 To remove the **flue collar** remove the 4 M8 nuts front and back. The collar will then drop down inside the appliance.

3.6 Fitting the flue collar and blanking plate for rear flue:

— Fit the blanking plate to the top flue outlet using 4 M8 nuts.

— Seal to the firebox using fire cement.

— Slide the deflector plate through the 4 studs on the underside of the appliance top.

— Line up with the flue hole and secure in position using 2 M8 nuts onto the 2 front studs (reverse of removal).

— Fit the flue collar to the rear flue outlet using the 4 bolts and half nuts from the cover plate.

— Seal to the firebox using fire cement, see Diagram 2.

— Secure the deflector plate in position by fitting the two M8 Nuts onto the rear studs.

— Slide the flanged spacers over the two front studs and secure tightly using 2 M8 half nuts.

— Re-install 2 upper rear side bricks.

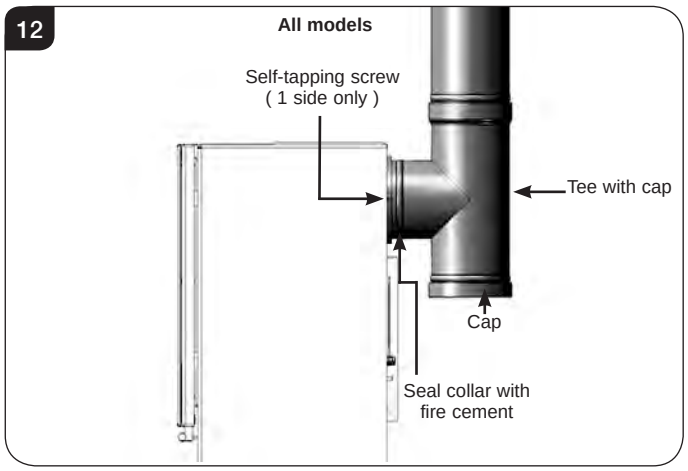
— Re-install upper and rear baffle.

Note: Upper rear central brick is not fitted if the appliance is configured for Rear Flue option

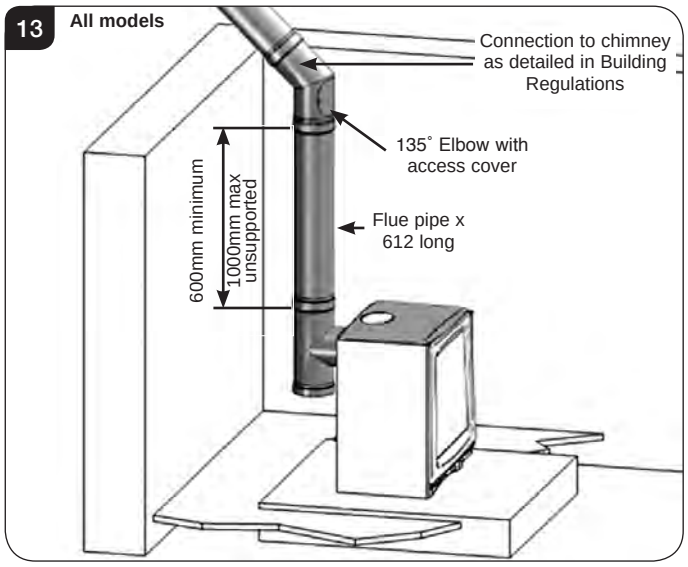
Installation Instructions

3.7 The following flue pipe is available to ensure safe installation:

5" Tee	Stovax Product Code 4516
6" Tee	Stovax Product Code 4616
5" 135^{O} Bend	Stovax Product Code 4512
6" 135^{O} Bend	Stovax Product Code 4512
5" Flue Pipe x 612mm long	Stovax Product Code 4501
6" Flue Pipe x 612mm Long	Stovax Product Code 4601

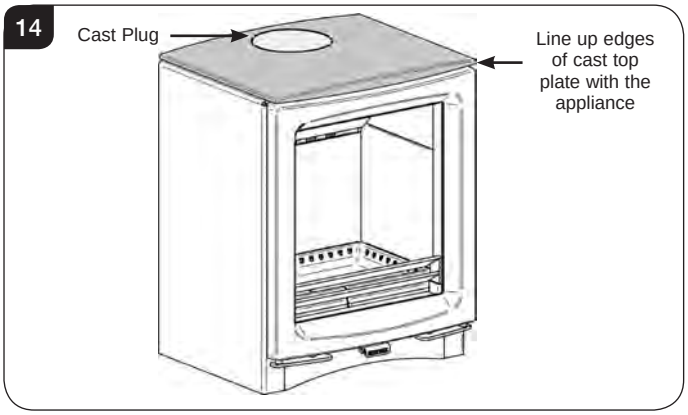


3.8 **A Typical Rear Flue Pipe Installation**



3.9 Line up the cast top flush with the front and sides of the appliance.

3.10 Fit the cast plug into the flue hole.



4. Cast Plinth - Optional

This appliance can be fitted with two optional decorative plinths:

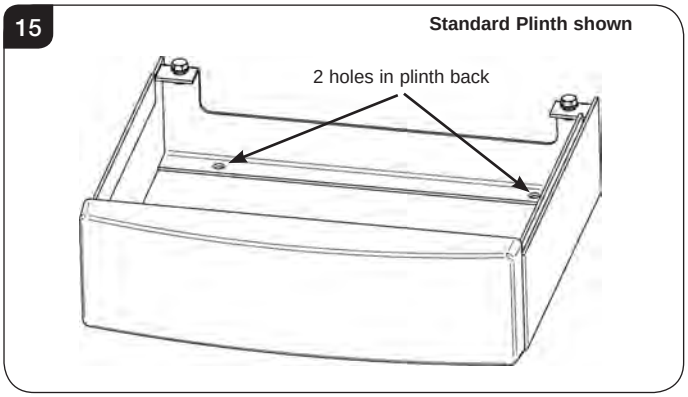
Standard Plinth	VG-MID-BP
Midline Plinth	VG-MID-BML

The installation method is the same for both plinths.

To install the plinth:

4.1 Decide on the position of the appliance on the hearth.

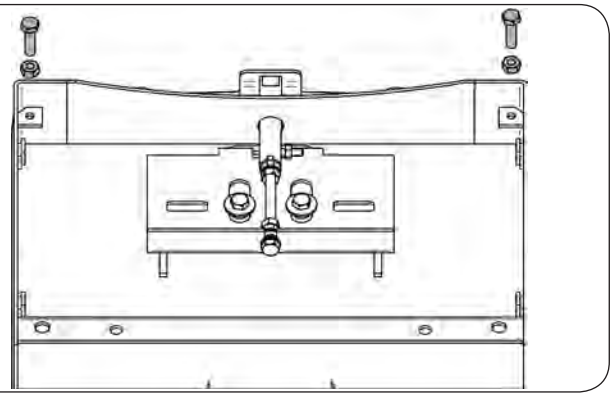
4.2 Secure the plinth to the hearth using the 2 holes in the plinth back and suitable fasteners.



Installation Instructions

4.3 Remove the levelling feet from the front of the appliance base.

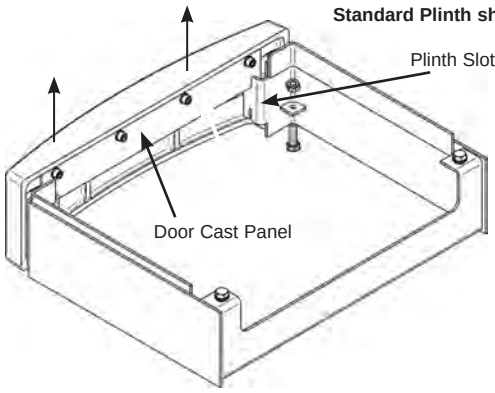
16



4.4 The plinth front is removable. It is advisable to remove this before fitting the appliance to the plinth.

Lift the plinth front so that the cast panel clears the 2 slots on the plinth to remove, see Diagram 17.

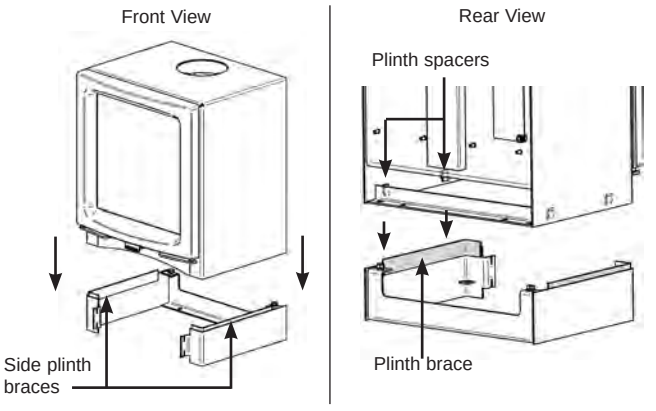
17 **Standard Plinth shown**



4.5 Lift the appliance onto the plinth:

— Line up the 2 side plinth braces with the 4 plinth spacers (two each side) on the inside of the appliance.

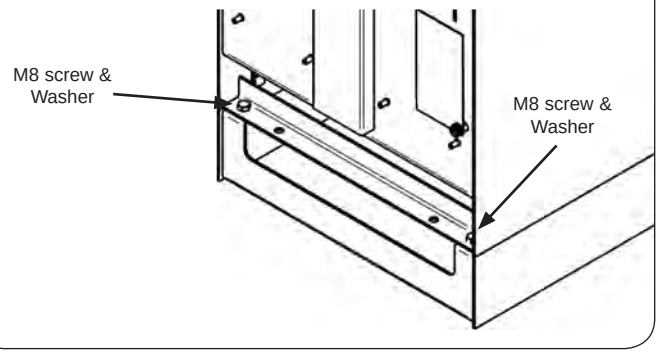
18 **Standard Plinth shown**



Ensure the sides and front of the appliance are sitting level and flush with the plinth.

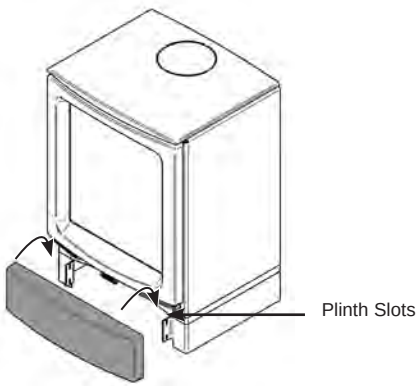
4.6 Fix the appliance to the plinth using the 2 M8 screws and 2 M8 washers provided.

19 **Standard Plinth shown**



4.7 Locate the cast panel in the 2 fixing slots to fit the plinth front, see Diagram 19.

20 **Standard Plinth shown**



6. Smoke Control Kit

This appliance is supplied with a pre-fitted smoke control kit and has been independently tested to PD6434 making it exempt from the controls that generally apply in Smoke Control Areas.

THE SMOKE CONTROL KIT IS SUPPLIED DISABLED AND MUST THEREFORE BE MODIFIED BEFORE INSTALLATION, IN ORDER FOR THE APPLIANCE TO MEET THE REQUIREMENTS OF A SMOKE CONTROL AREA AND MUST BE OPERATED CORRECTLY IN ORDER TO MINIMISE THE AMOUNT OF SMOKE PRODUCED.

If this appliance is installed outside of a Smoke Control Area then the Smoke Control kit can be left disabled to give more control over the lower burn rates.

Any modifications to the kit should only be done by a suitably qualified installer and must be done at the time of installation.

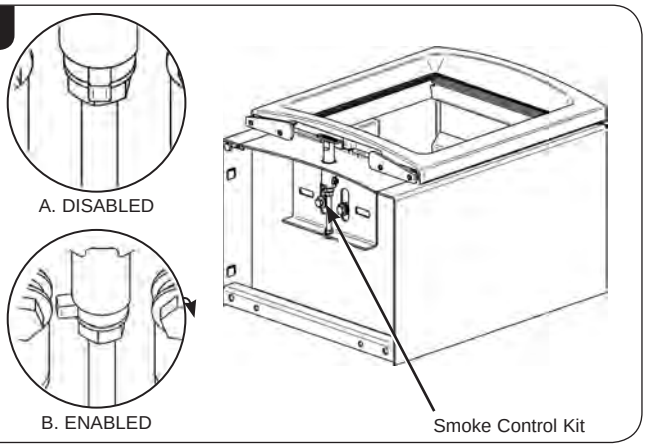
6.1 **This appliance is suitable for use in a Smoke Control Area when burning wood and following the instructions for use specified in this manual but ONLY if the Smoke Control kit has been enabled.**

MODIFICATION WILL NEED TO BE CARRIED OUT PRIOR TO INSTALLATION OF THE APPLIANCE.

6.2 To access the Smoke Control Kit, carefully tip the appliance onto its back.

6.3 When the Smoke Control Kit is disabled the stub points downwards, see Diagram 20 A.
The appliance can not be used in a Smoke Control Area.

21



To enable the Smoke Control Kit:

6.4 Twist the control 90º either way to enable the Smoke Control Kit, see Diagram 20 B.

6.5 Tighten the nut to secure.
The appliance can now be used in a Smoke Control Area.

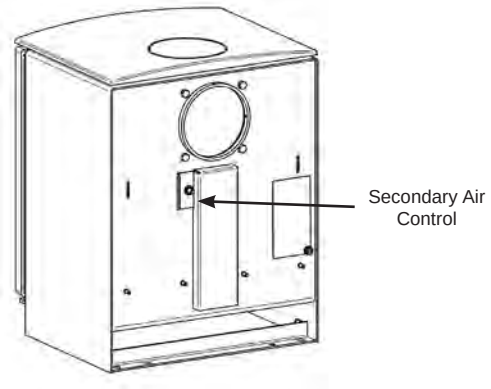
7. Secondary Air Control

The Secondary Air is factory set to a nominal setting suitable for most chimneys. If required, this can be adjusted to suit local conditions.

WARNING: DO NOT close off completely, this may cause an excessive build up of pressure.
Consult a qualified installer if you are experiencing problems with the flue system (see Troubleshooting, page 12).

7.1 The Secondary Air Control is located on the back of the appliance, see Diagram 21.

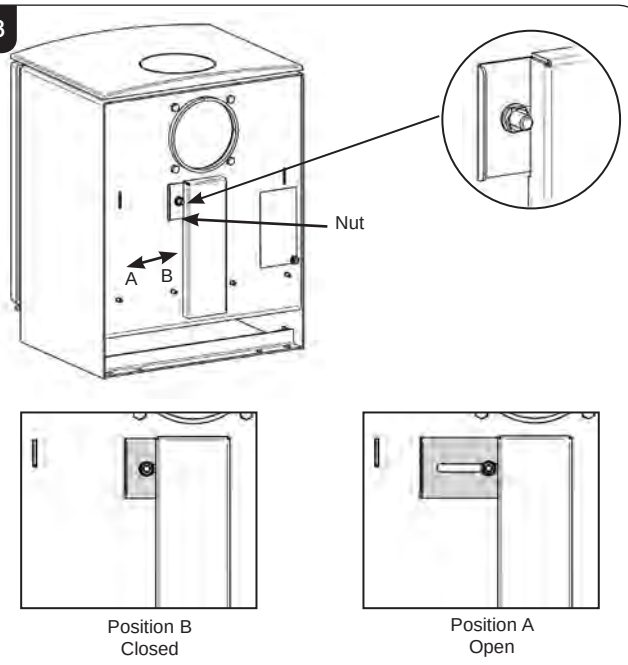
22



To adjust the Secondary Air Control:

7.2 Undo the nut shown in Diagram 22.

23



7.3 Pull the slider out to increase the amount of Secondary Air, see Diagram 21 A.

7.4 Push the slider in to reduce the amount of Secondary Air, see Diagram 21 B.

7.5 Once the required adjustment has been achieved, tighten the 2 nut to secure the slider.

8. Outside Air Kit

This appliance can be fitted with an optional kit to help bring air directly into the appliance from outside. For installation and operating procedures refer to the instructions supplied with the Outside Air kit - Stovax Part No PM373.

9. CO Alarms

All open flued appliances can be affected by temporary atmospheric conditions which may allow fumes to enter the house. **Building regulations require that whenever a new or replacement fixed solid fuel or wood/biomass appliance is installed in a dwelling a carbon monoxide alarm must be fitted in the same room as the appliance. Further guidance on the installation of the carbon monoxide alarm is available in the latest edition of BS EN50292 and from the alarm manufacturer's instructions.**

HETAS recommend the unit is permanently fixed in accordance with the manufacturer's installation instructions or with the guidance contained in Approved Document J where no other information is available.

Provision of an alarm must not be considered a substitute for either installing the appliance correctly or ensuring regular servicing and maintenance of the appliance and chimney system.

Commissioning

Commissioning

1.1 To commission:

— Replace the internal components.

— Check the door alignment and catch operation and adjust if required (see *Maintenance & Servicing Section* 5.

— Check the soundness of door seals, castings and joints.

— Check the operation of the air controls.

1.2 Now carry out a final smoke draw test:

— Warm the flue with a blowlamp, or similar, for about 10 minutes.

— Place a smoke pellet on the centre of the grate, with the air controls open.

— Close the door. Smoke should now be drawn up the flue and be seen to exit from the flue terminal.

— Complete test with all doors and windows closed in the room where the appliance is fitted.

— If there are any extractor fans in adjacent rooms the test must be repeated with the fans running on maximum and with interconnecting doors open.

— Check the effect of ceiling fans during the test.

If the test fails, re-check the suitability of the flue system and ventilation. An inadequate air supply to the room is potentially dangerous.

— Light the appliance and slowly increase the temperature.

— Ensure no combustion products enter the room.

— Open the main fire door when the appliance reaches operating temperature and carry out a spillage test with a smoke match or pellet around the door opening.

1.3 If excessive spillage occurs allow the appliance to cool and re-check the flue system and ventilation.

1.4 Finally:

— Explain to the user the safe operation of the appliance, use of the controls and the importance of only using suitable fuels.

— Ensure that a CO alarm has been fitted and make the user aware of its operation and importance, referring them to the Warning section on page 5 of the User Instructions.

— Explain the cleaning and routine maintenance requirements.

— Explain the requirement to use a suitable fireguard when children, elderly or infirm persons are near the appliance.

— Record retailer/supplier and installer details in Appliance Commissioning Checklist (page 3, Instructions for Use).

— Record serial number in Appliance Commissioning Checklist (page 3, Instructions for Use).

This number is required when ordering spare parts and making warranty claims.

— Give this instruction manual to the customer.

Certificate Of Compliance

Upon completing the installation, the form below must be filled in by your installer to comply with the requirements of HETAS and the building regulations. The installer must give theses details, including their HETAS registration number, for the purposes of any insurance details that may change as a result of the appliance being installed.

HETAS LTD - CERTIFICATE OF COMPLIANCE

PLEASE TICK APPROPRIATE BOXES OR ENTER DETAILS IN BOXES BELOW

Record ID (HETAS Use Only)		(*indicates that this data must be given)

Customer Name	*		
Installation Address	*		
Installation Address			
Installation Address			
Installation Address			
Town	*		
Postcode	*	**Work Completion Date**	*
Local Authority Name (*Must be given if no postcode available)			
Installing Company Name	*	**Company's HETAS Reg. No.**	*
Installing Engineer's Name	*	**Engineer's HETAS Reg. No.**	*

Description of Work

Location:
Lounge ☐ Dining Room ☐ Kitchen ☐ Utility Room ☐ Bedroom ☐ Other, Specify

Appliance: Dry Open Fire ☐ Open Fire with Boiler ☐ Dry Cooker ☐ Cooker with Boiler ☐
Dry Roomheater/Stove ☐ Roomheater/Stove with Boiler ☐ Independent Boiler ☐
Make Model Heat Output kW

System: New Heating and Hot Water System ☐ Updated Existing Heating and Hot Water System ☐ Dry System Only ☐

If Wet System: Is the Hot Water System Unvented? Y / N

Chimney: New Insulated Factory Made Chimney System Installed ☐

Relining of existing chimney: Twin Wall Flexible Liner (for Class 1 Appliance) ☐ Cast In-situ Liner ☐
Rigid Sectional Liner Metal ☐ Rigid Sectional Liner Other ☐

Hearth: New Hearth/Surround fitted ☐ Existing Hearth Surround Updated ☐

Additional Information

Connecting fluepipe: Diameter mm Socket joints upward and gas tight ☐

Provision for sweeping chimney/fluepipe: Yes ☐ No ☐ Chimney Data Plate Location *

Air supply: Has a permanently open air vent been fitted: Yes ☐ No ☐
Is vent opening at least 50% of cross sectional area of throat/flue ☐ **or** State total free area of air vent mm²
Confirm an approved Carbon Monoxide alarm has been fitted ☐

Testing & Commissioning to Approved J Appendix E

Confirm you have commissioned and tested the appliance & associated work for safe and efficient operation ☐

Declaration of completion As the competent person responsible for the work described above, I confirm that the appliance and associated work has been installed in accordance with the HETAS rules of registration, and that the work complies with Regulations 4 and 7 of the Building Regulations, and Approved Documents J, G & L as applicable.

Signed: _____ Print name: _____ Date: _____

COPIES OF THIS COMPLETED CERTIFICATE MUST BE (WHITE COPY) SENT TO HETAS LTD AT THE ADDRESS GIVEN BELOW
(PINK COPY) GIVEN TO THE CUSTOMER FOR RETENTION (YELLOW COPY) RETAINED BY THE INSTALLING COMPANY

THIS CERTIFICATE SHOULD BE RETAINED BY THE PROPERTY OWNER
WHO MAY BE REQUIRED TO PRODUCE IT IN ANY FUTURE SALE OF THE PROPERTY.

HETAS Ltd, Unit 5, Newton Trading Estate, Green Lane, Tewkesbury, Glos. GL20 8HD HETAS Ltd © (Oct 2010)

Maintenance & Servicing

For a complete list of spare parts and accessories contact your Stovax Retailer or call 01392 474011

1. Annual Service

1.1 Before the start of the heating season strip, inspect and clean the appliance as detailed:

—Allow appliance to cool.

—Remove all internal parts: baffle, log guard and firebricks. Take care handling firebricks as they can become fragile after a period of use.

—Sweep the appliance at this point if necessary.

—Vacuum clean any remaining ash and debris from the inside of the appliance. Stovax offer a filter/collection attachment for vacuum cleaners to protect them from fire ash: Ash Clean (Stovax Part No. 2091).

—Check the parts for any damage. Replace any damaged parts using genuine Stovax replacements parts.

— Check and clean the firebricks with a soft brush. Some surface damage will occur during use. The life of the bricks will depend on the type of fuels burnt and the level of use. **Replace damaged bricks as soon as possible.**

— Re-fit cleaned internal parts.

— On appliances with printed glass do not use cleaning agents that have a high alkaline or acidic content, for example Stovax Gel Cleaner, these are aggressive cleaning agents designed to be used with heavily stained clear glass. On printed glass surfaces, use Stovax Glass Cleaner (Stovax No.4103) which is better formulated for this application.

Do not use abrasive cleaners to remove tar or soot deposits from the glass.

—Fit new door rope seal (see *Maintenance and Servicing, Section 4*).

—Lightly oil the door catch mechanism and hinge pins. Avoid getting oil onto the door seals and glass.

—To refresh painted finishes a touch up spray is available. Contact your Stovax retailer quoting the serial number found on the appliance data badge.

1.2 Use genuine Stovax replacement parts to keep the appliance in safe, efficient working order. This is a list of the maintenance products that may need be required:

Task	Product name
Preventing build-up of creosote in flue	Protector (15 sachets)
	Protector (1kg tub)
Sealing flue pipe joints	Fire Cement (500g tub)
	Fire Cement (600g cartridge)
Re-painting	Touch Up Aerosol (150ml aerosol)
Protecting your hands	Heat resistant leather gloves
Thermic seal glue	(50ml bottle)
Ash Clean	Vacuum Cleaner Attachment
Cleaning Glass	Gel Cleaner
	Glass Cleaner (Stovax no. 4103)

These products, available online at **www.stovax.com** or from your local Stovax Retailer, along with regular maintenance and use of correct fuels, will keep the appliance in the best possible condition.

1.3 For more information about the Stovax Group products please visit our web site at **www.stovax.com.**

1.4 Burn at a low temperature for the first day of use after any maintenance. This allows the seals, fixing glues and paint to fully cure.

1.5 During this time the appliance may give off some unpleasant odours. Keep the room well ventilated to avoid a build-up of fumes.

1.6 Your Stovax Retailer can carry out service and maintenance.

2. Removal of Internal Parts

2.1 To service and maintain the good working condition of your appliance it will be necessary to remove several internal parts. Consult the installation section for the following:

Log Guard - Pre-Installation Section 2, page 18.
Baffles - Pre-Installation Section 3, page 18.
Firebricks - Pre-Installation Section 4, page 19.

Maintenance & Servicing

3. Fitting a new Door Glass

3.1 To maintain the safe use of your appliance you may need to replace a damaged door glass.

3.2 Using the appliance with a damaged door glass could cause dangerous fumes to enter the room, or the appliance to over-fire, resulting in damage.

To do this:

3.3 Remove the round door rope.

3.4 Remove the 4 glass clips that the door rope was sat in, by unscrewing the screws around the edge.

3.5 The glass can be lifted out and replaced.

3.6 Take note of the roping around the edge of the door glass around the edge. This will also need replacing.

4. Fitting a new Door Seal

To maintain the safe use of the appliance damaged or worn door sealing rope must be replaced.
NOTE: Some discolouration and flattening of the seal will occur in normal use and this does not indicate a damaged seal.

To do this:

4.1 Remove the door from the appliance, by opening the door and lifting the door free of the hinge blocks on the left hand side of the door.

4.2 Lay the door face down on a soft flat surface, to protect the paintwork and glass.

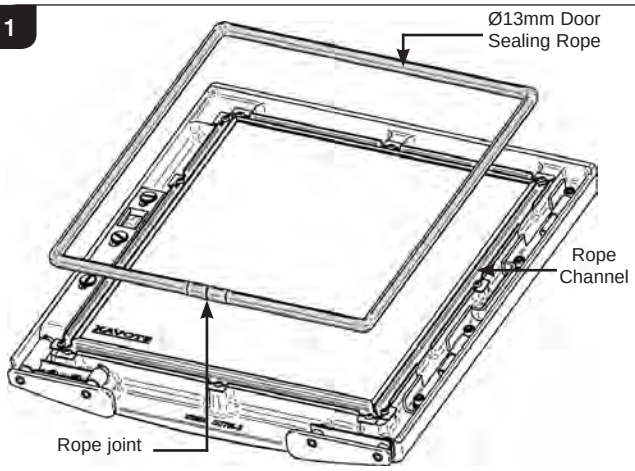
4.3 Remove the old rope and scrape old glue from the locating groove.

4.4 Clean the locating groove with a clean dry cloth to remove all old dust and debris.

4.5 Squeeze a generous bead of fresh Stovax Thermic Seal glue into the rope locating groove.

4.6 Press the new Stovax rope into the locating groove, placing the joint in the middle of the lower edge of the door, see Diagram 1.

1



4.7 Refit the door and close the door to apply pressure to the new rope.

4.8 Leave the door(s) closed for at least 12 hours before lighting the appliance and run at a low temperature for approximately one day. This allows the adhesive to fully bond to the seal.

4.9 Using the appliance with a damaged door seal can cause dangerous fumes to enter the room, or the appliance to over fire, resulting in damage.

5. Adjusting the Door Hinges

5.1 To maintain the safe use of your appliance, you may need to adjust the door hinges to ensure the door closes safely and correctly.

The door can be adjusted in 2 different places:

5a Door Hinge Pin Assembly.
5b Hinge Blocks on Firebox.

5a. Door Hinge Pin Assembly

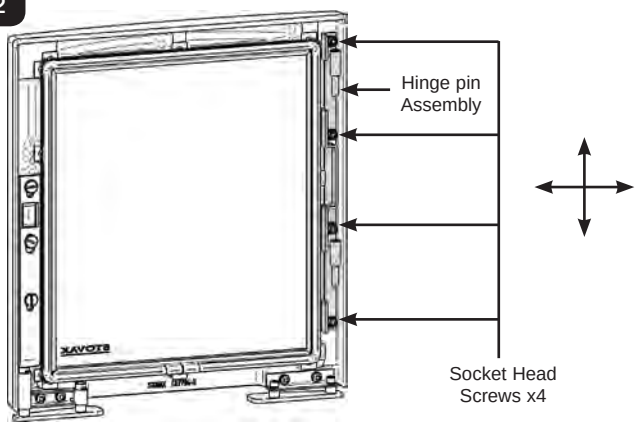
To adjust the **Door Hinge pin assembly**:

5a.1 Remove the door from the appliance, by opening the door and lifting the door free of the hinge blocks on the left hand side of the door.

5a.2 Lay the door face down on a soft flat surface, to protect the paintwork and glass.

5a.3 Use the hinge pin assembly on the back of the door to adjust the position of the door in relation to the appliance.

2



5a.4 Use a 5mm Hex Key to loosen the 4 socket head screws. The hinge pin assembly is slotted so it can be adjusted up or down and sideways approximately 3mm.

5a.5 Once the desired position has been achieved ensure the dome nuts are firmly tightened against the hinge block assembly to maintain the position.

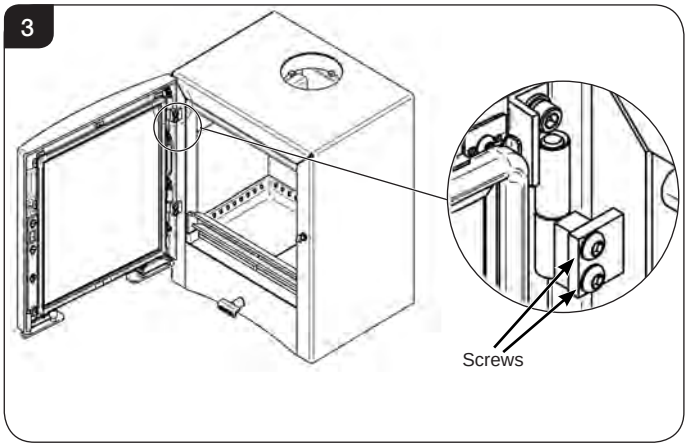
Maintenance & Servicing

5b. Hinge Blocks on Firebox

To adjust the **Hinge Blocks on the Firebox:**

5b.1 Use a 5mm Hex Key to loosen the screws, see Diagram 3. This allows front to back adjustment to allow the seal between the door and firebox to be improved, if required.

3



5b.2 Once the desired position has been achieved ensure the screws are firmly tightened.

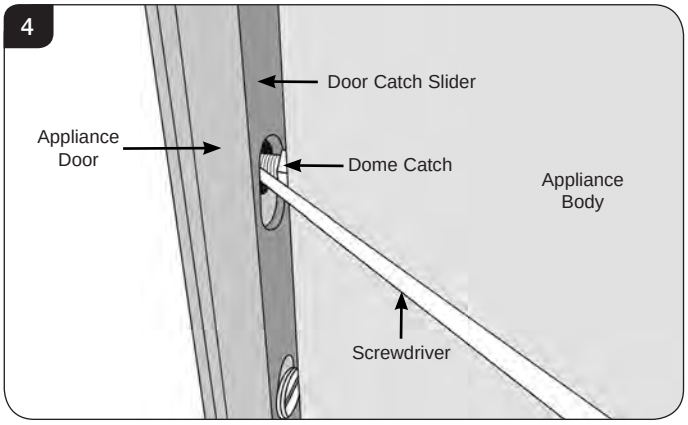
6. Adjusting the Door Catch

To adjust the **Door Catch**:

6.1 Open the door to gain access to the catch.

If the door cannot be opened with the handle/ multifunctional tool, pull the door with one hand and carefully insert a small flat head screwdriver into the slot in the door catch slider, see Diagram 4.

4

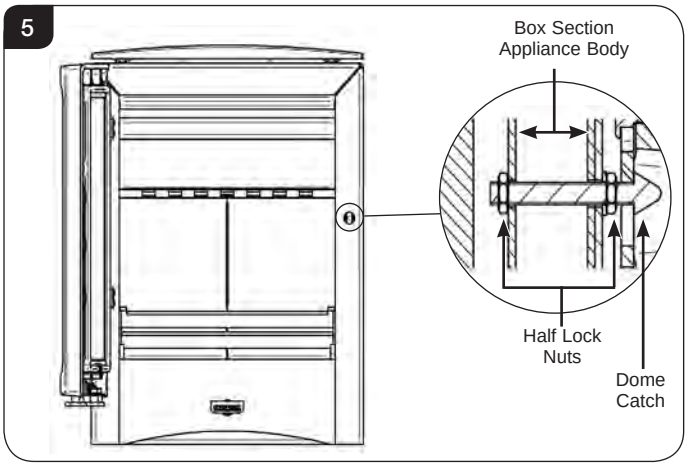


Lift the door catch slider until it disengages from the dome catch and the door opens.

6.2 Use a 13mm A/F spanner to loosen the half lock nuts either side of the box section in the appliance body.
This will allow the dome catch to rotate in and out, see Diagram 5.

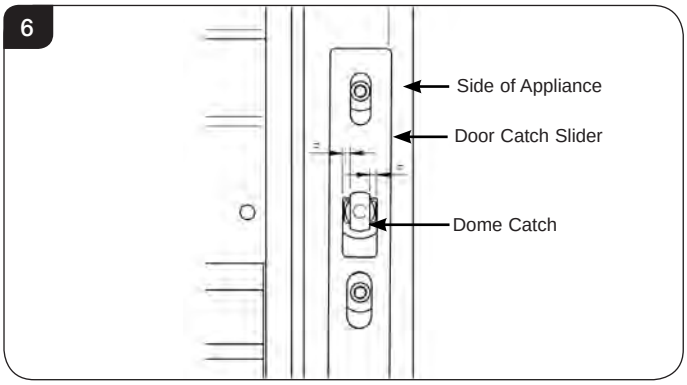
DO NOT undo the catch more than 3-4mm.

5



6.3 Ensure the dome catch is in an upright position with the flat sides parallel with the side of the appliance, see Diagram 6.

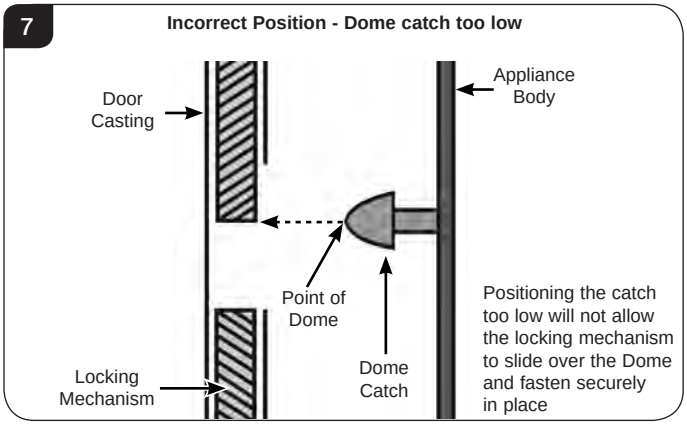
6



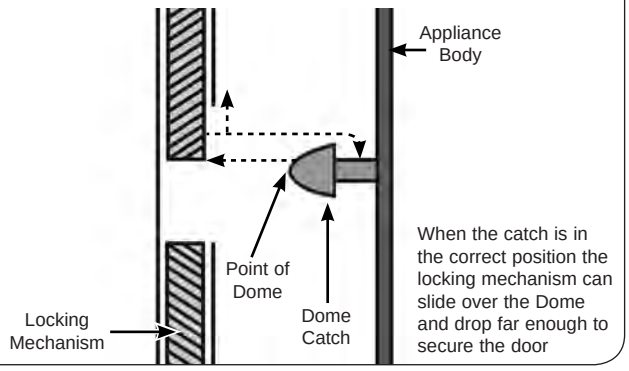
When the door closes the Dome Catch should sit centrally in the slot of the door catch slider.

6.4 Adjust the height of the catch so that the door locking mechanism makes contact slightly above the point of the Dome Catch, see Diagrams 7, 8 & 9.

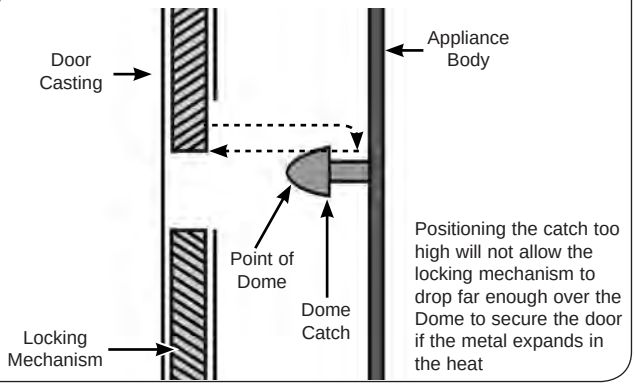
7



8 **Correct Position**



9 **Incorrect Position - Dome catch too high**



6.5 To ensure a firm hold by the locking mechanism, the catch should be positioned to allow the maximum distance of travel up and down over the tapered end of the catch.

Note: If the point of the Dome Catch is in line with the bottom of the locking mechanism this will prevent the door from being pushed closed, too high and the catch won't travel far enough down the other side of the catch to hold the door if the metal expands when hot.

6.6 Fully tighten the lock nuts to secure the Dome Catch.

6.7 Open and close the door several times to the check the adjustment.

7. Final Checks

7.1 Following these adjustments check that the door:

— Does not come into contact with the log guard.
— Can be pushed shut without operating the door handle.
— Passes the paper sealing test.
— Aligns with the side and top of the appliance.

Technical Appendix

Legal Requirements

Before installation and/or use of this appliance please read these instructions carefully to ensure that all requirements are fully understood.

The appliance must be fitted by a registered installer*, or approved by your local building control officer.

It is very important to understand the requirements of the national Building Regulations† and standards‡, along with any local regulations and working practices that may apply. Should any conflict occur between these instructions and these regulations then the regulations must apply.

Your local Building Control Office can advise regarding the requirements of the regulations.

† England and Wales – Document J / Scotland - Part F/Document J (Republic of Ireland only)
‡ the latest edition of BS 8303, BS EN 15287, BS 7566

***Registered on the Competent Persons Scheme (GB only) see page 35/ INFO (Republic of Ireland).**

Works must be carried out with care to meet the requirements of Health and Safety† and comply with the Health and Safety rules**, and any new regulations introduced during the lifetime of these instructions. Particular attention should be drawn to:

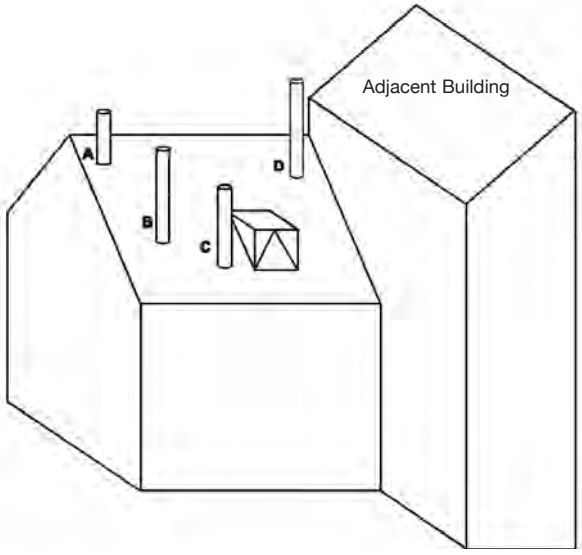
—**Handling**: The appliance is heavy. Adequate facilities must be available for loading, unloading and on site handling.
—**Fire Cement**: Some fire cement is caustic and must not come into contact with the skin. Protective gloves must be worn. Wash hands thoroughly with plenty of water after contact with skin.
—**Asbestos**: This appliance contains no asbestos. If there is the possibility of disturbing any asbestos in the course of installation seek specialist guidance and use appropriate equipment.
—**Metal Parts**: Take care when installing or servicing the stove to avoid personal injury.

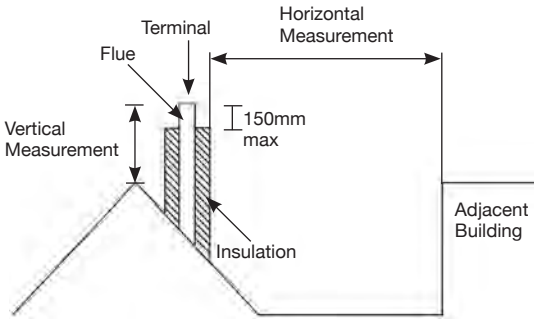
A faulty installation can cause danger to the inhabitants and structure of the building.

For users of this appliance:
Your building insurance company may require you to inform them that a new heating appliance has been installed on your property. Check that your cover is still valid after installing the appliance.

1. Flue Outlet Positions

These positions are defined by Document J of the Building Regulations.





The datum for vertical measurement is the point of discharge of the flue from either the point of discharge of the flue or 150mm above insulation, whichever is the lower.

IMPORTANT: Seek specialist advice if installing in a dwelling with a thatched roof

Point where the flue passes through weather surface (Notes 1 & 2)		Clearances to flue outlet
A	At or within 600mm of the ridge	At least 600mm above ridge
B	Elsewhere on roof (whether pitched or flat)	At least 2300mm horizontally from the nearest point on the weather surface and: a) at least 1000mm above highest point of intersection of the chimney with and the weather surface; or b) at least as high as the ridge
C	Below (on a pitched roof) or within 2300mm horizontally to openable rooflight, dormer window, or other opening (Note 3)	At least 1000mm above the top of opening
D	Within 2300mm of an adjoining or adjacent building, whether or not beyond the boundary (Note 3)	At least 600mm above any part of the adjacent of building within 2300mm

1) The weather surface is the building external surface, such as it's roof tiles or external walls.
2) A flat roof has a pitch less than 10°.
3) The clearance given for A or B, as appropriate, will also apply.
4) A vertical flue fixed to an outside wall should be treated as equivalent to an inside flue emerging at the nearest edge of the roof.

Technical Appendix - Flues

2. Flue or Chimney

2.1 The flue or chimney system must be in good condition. It must be inspected by a competent person and passed for use with the appliance before installation.

Products of combustion entering the room can cause serious health risks.

2.2 The following must be checked:

— The construction of the masonry chimneys, flue block chimneys and connecting flue pipe system must meet the requirements of the Building Regulations†.

— A flexible flue liner system can be used if certified for use with solid fuel systems and installation complies with manufacturer's instructions and Building Regulations. The flue liner must be replaced when an appliance is replaced, unless proven to be recently installed and in good condition.

— If it is necessary to fit a register plate it must conform to the Building Regulations†.

— The minimum height of the flue or chimney must be 4.5m from the hearth to the top of the flue, with no horizontal sections and a maximum of 4 bends. Bends must have angles of less than 45 degrees from the vertical.

—There should be at least 600mm of vertical flue pipe above the appliance before any bends are introduced.

— Ensure the connecting flue pipe is kept a suitable distance from any combustible material and does not form part of the supporting structure of the building.

— The installer must ensure the flue pipe diameter is not less than the diameter of the outlet of the appliance and does not narrow to less than the size of the outlet at any point in the system.

— Make provision to remove the appliance without the need to dismantle the chimney.

— Any existing flue must be confirmed as suitable for the new intended use as defined in the Building Regulations.

— The flue or chimney systems must be inspected and swept to confirm the system is structurally sound and free from obstructions.

— If the chimney is believed to have previously served an open fire it must be swept a second time within a month of regular use after installation to clear any soot falls that may have occurred due to difference in combustion levels.

— The flue exit from the building must comply with local building control rules†.

—Chimney heights and/or separations may need to be increased in particular cases where wind exposure, surrounding tall buildings, high trees or high ground could have adverse effects on flue draught.

— Do not connect or share the flue or chimney system with another heating appliance.

2.3 Do not connect to systems containing large voids or spaces over 230mm square.

2.4 Suitable access must be provided to enable the collection and removal of debris.

2.5 The flue must be swept and inspected when the appliance is installed.

Flue Draught

The flue draught must be checked with all windows and doors closed and any extraction fans in this, or adjoining rooms, running at maximum speed (see Installation Checklist for ventilation requirements).

Twin Wall Flue System

If this appliance is to be used in conjunction with a twin wall flue system then Stovax recommend the use of their Professional XQ range. Details of this product are available from your Stovax retailer.

In the U.K:

***BS En 15287-1, and the requirements of Building Regulations**

****This should be done by a NACS registered (UK only)/INFO registered (Eire only) chimney sweep, who will issue you with a certificate.**

† Building Regulations Document J

Flue Plate:
Where a hearth, fireplace, flue or chimney is provided or extended (including cases where a flue is provided as part of refurbishment work), information essential to the correct appliance and use of these should be permanently posted in the building, to meet Requirement J4 of the Building Regulations (England and Wales), F3.12 (Scotland).

Additional:
A new factory made system that complies to EN 1856; Part 1 can be used providing installation is to the requirements of:
i) BS 7566 Parts 1 -4
ii) the manufacturer's instructions
iii) Building Regulations.

For a guide containing information on Chimneys and Flues contact:
The British Flue & Chimney Manufacturers' Association,
FETA
2 Waltham Court
Milley Lane
Hare Hatch
Reading
Berkshire RG10 9TH

Tel: 0118 9403416 **e-mail: info@feta.co.uk**

Ventilation - Technical Appendix

3. Ventilation

3.1 Many older buildings are sufficiently ventilated by natural leakage of air to provide suitable air supply for an appliance of 5kW output or less.

Modern building techniques have reduced the amount of air that leaks in or out of a house. A modern construction with an air tightness of less than 5m3 per hour per m2 requires an air vent for **ALL** solid fuel appliances including those with a rated heat output of less than 5kW.

NOTE: The air leakage of a modern house is tested at the completion of construction and a certificate issued confirming this.

3.2 This appliance requires a constant supply of air to maintain proper combustion and effective flue performance.

3.3 An inadequate air supply can result in poor combustion and smoke entering the room which is potentially dangerous.

3.4 This supply of air can come from either:

— Purpose provided ventilation.

— Some Stovax appliances can also be fitted with an optional outdoor air kit which allows air to be drawn in from the outside.

3.5 The amount of air required must comply with local building regulations and the rules in force.

3.6 If spillage is detected during commissioning then there may be insufficient natural ventilation and an additional air supply will be necessary.

3.7 Permanent air vents should be non-adjustable and positioned where they are unlikely to be become blocked.

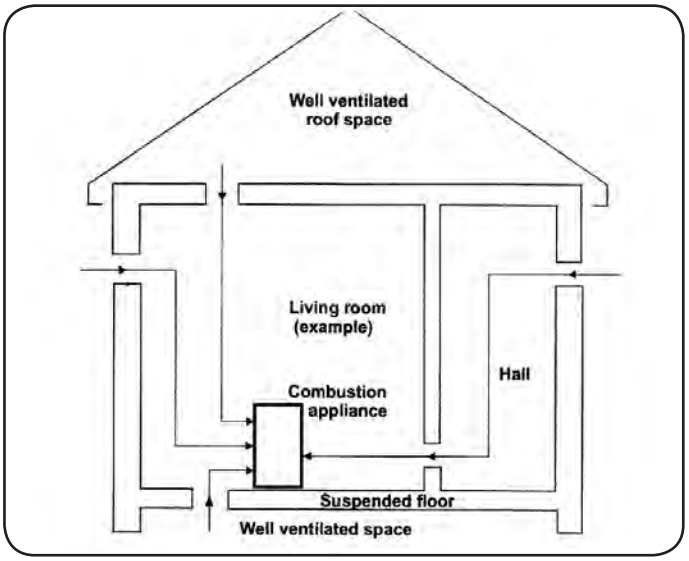
3.8 If vents open into adjoining rooms or spaces there must be an air vent of at least the same size direct to the outside.

3.9 Site the vents where cold draught is unlikely to cause discomfort. This can be avoided by placing vents near ceilings or close to the appliance (See diagram).

3.10 Extractor fans or cooker hoods must not be placed in the same room or space as this can cause the appliance to emit fumes into the room.

3.11 Increase air supply provisions where a room contains multiple appliances.

3.12 **If any checks reveal problems do not proceed with the fitting of the appliance until they have been rectified.**



4. Minimum Dimensions - Hearth

4.1 The appliance must stand on a non-combustible constructional hearth which is at least 125mm thick with the minimum dimensions as shown in diagram.
As this appliance can be installed in an elevated setting it is recommended to increase the 225mm hearth depth to safely contain any falling logs or embers. The higher the appliance is installed the deeper the hearth should be to protect the floor.

4.2 The building must have a suitable load-bearing capacity for the hearth and appliance. Consult a structural engineer for advice before proceeding.

4.3 When fitting into an existing hearth check that the appliance complies with current construction regulations and is at least the minimum sizes shown.

4.4 If there is no existing fireplace or chimney it is possible to construct a suitable non-combustible housing and hearth setting. The flue must be installed in accordance with all local and national regulations and current rules in force.

4.5 Check if adding a new chimney to your property requires planning permission.

4.6 Some houses are built using a timber frame construction with high levels of thermal insulation. Isolate the appliance from combustible materials, and provide sufficient ventilation to maintain the heating efficiency.

5. Fitting Appliances On A Boat

5.1 If an appliance is to be fitted in a boat it must be done in accordance with the latest edition of BS 8511 (Code of Practice for the Installation of Solid Fuel Heating Appliances on Boats). The Code covers the design, installation and operation of solid fuel heating appliances that are suitable for fitting into inland waterway boats, and gives guidance on product selection, design considerations, installation requirements, inspection and testing, as well as maintenance and safe use tips.

5.2 Consideration should also be given to the requirements of the Boat Safety Scheme (BSS) to ensure the boat's insurance remains valid.

5.3 The appliance should only be installed by a competent person with experience of the latest edition of BS 8511 and the Boat Safety Scheme (BSS).

5.4 Secure the product to a suitably constructed non-combustible hearth.

5.5 All open flued appliances can be affected by temporary atmospheric conditions which may allow fumes to enter the boat. An electronic carbon monoxide detector conforming to the latest edition of BSEN50292 must be fitted and maintained.

5.6 Failure to safely install the appliance could endanger the boat and persons on board.

Organisations authorised to certify competence in the installation of domestic solid fuel appliances (Competent Persons Scheme):

APHC - Association of Plumbing and Heating Contractors (Certification) Ltd.
www.aphc.co.uk

BESCA - Building Engineering Services Competence Accreditation Ltd.
www.besca.org.uk

HETAS - Heating Equipment Testing and Approval Scheme Ltd.
www.hetas.co.uk

NAPIT - National Association of Professional Inspectors and Testers Ltd.
www.napit.org.uk

NICEIC - NICEIC Group Ltd.
www.niceic.org.uk

HETAS Approved Chimney Sweeps:

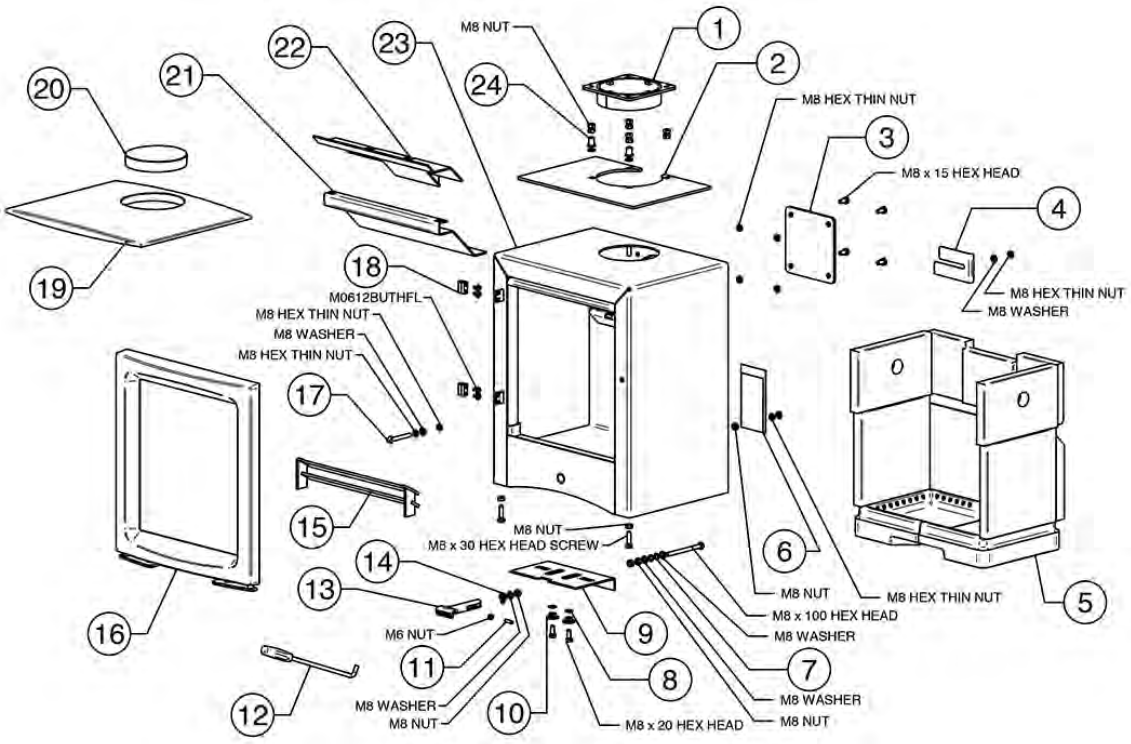
NACS - The National Association of Chimney Sweeps
www.chimneyworks.co.uk

APICS - The Association of Master Chimney Sweeps Ltd.
www.apics.org

The Guild of Master Chimney Sweeps -
guildofmasterchimneysweeps.co.uk

Basic Spare Parts

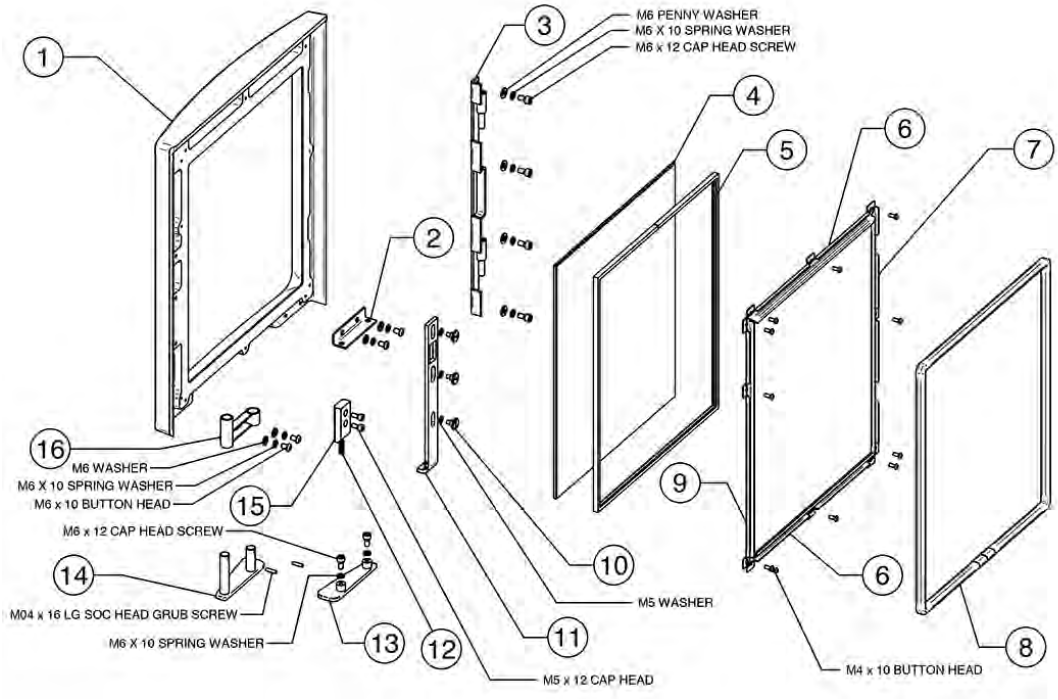
VOGUE MIDI WOODBURNING STOVE



VOGUE MIDI

Ref.	Description
1	5" FLUE COLLAR
2	DEFLECTOR PLATE
3	FLUE BLANKING PLATE
4	SECONDARY AIR CONTROL
5	WOOD BRICK ASSEMBLY
6	DATA PLATE MOUNT
7	'O'RING - Ø9 ID
8	VISION 'O' RING
9	AIR CONTROL MAIN PLATE
10	AIR CONTROL TOP HAT
11	M6 x 20 SPRING PLUNGER
12	RIDDLING/DOOR TOOL
13	AIR CONTROL HANDLE ASSEMBLY
14	DEFRA SWITCH
15	LOG GUARD ASSEMBLY
16	CAST DOOR ASSEMBLY
17	MUSHROOM HEAD DOOR LATCH
18	ADJUSTABLE HINGE ASSEMBLY
19	CAST TOP PLATE
20	CAST TOP PLUG
21	LOWER BAFFLE
22	UPPER BAFFLE
23	CARCASS - WOOD
24	TOP HAT SPACER

VOGUE DOOR ASSEMBLY



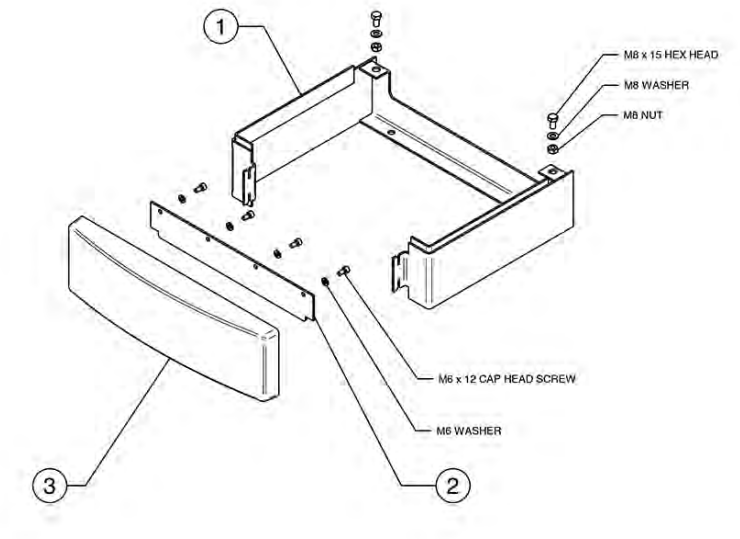
VOGUE MIDI

Ref.	Description
1	CAST DOOR
2	BRACKET
3	HINGE PLATE ASSEMBLY
4	DOOR GLASS
5	15 x 2 S/A FLAT BLACK 1350mm
6	TOP / BOTTOM ROPE CHANNEL
7	HINGE SIDE ROPE CHANNEL
8	Ø13 x 1420 LG ROPE SEAL BLACK
9	LATCH SIDE ROPE CHANNEL
10	LARGE SHOULDER SCREW
11	LATCH & PIN ASSEMBLY
12	SPRING 6.1 O/D x 0.61 DIA WIRE x 22.2 LG
13	DOOR HANDLE ASSEMBLY LH
14	DOOR HANDLE ASSEMBLY RH
15	DOOR CATCH BLOCK
16	DOOR HANDLE BRACKET

Due to continual technical improvements please check online at www.stovax.com or with your Stovax retailer for the most up to date parts lists.

Basic Spare Parts

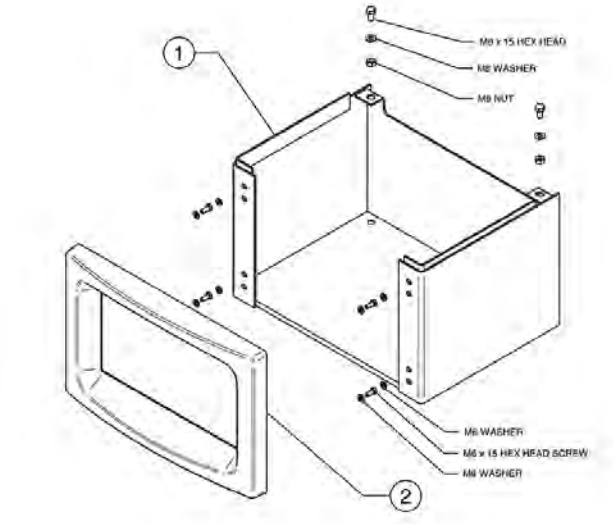
STANDARD PLINTH ASSEMBLY



VOGUE STANDARD PLINTH

Ref.	Description
1	PLINTH FRAME ASSEMBLY
2	MOUNTING BRACKET
3	CAST PLINTH

MIDLINE PLINTH ASSEMBLY



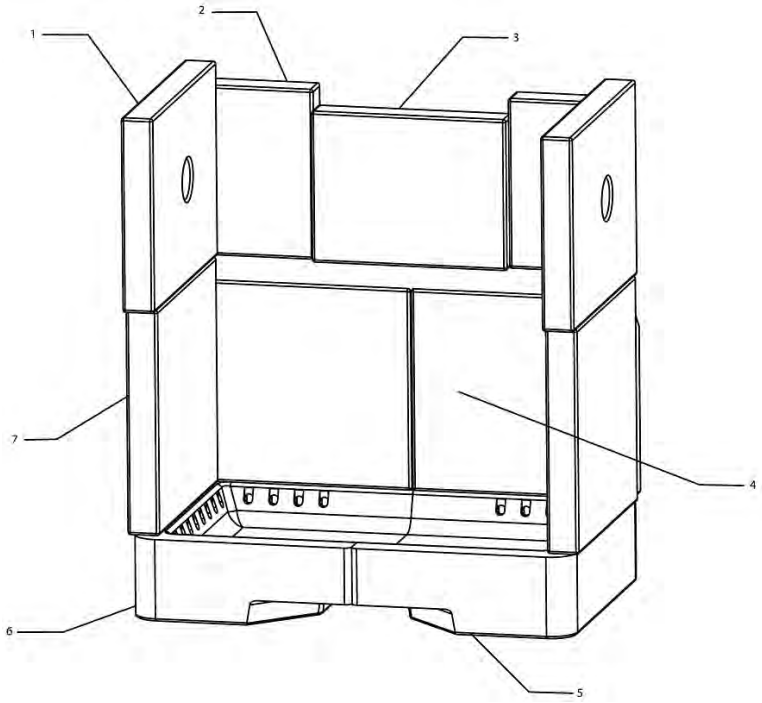
VOGUE MIDLINE PLINTH

Ref.	Description
1	PLINTH FRAME ASSEMBLY
2	CAST PLINTH

Due to continual technical improvements please check online at www.stovax.com or with your Stovax retailer for the most up to date parts lists.

Basic Spare Parts

BRICK ASSEMBLY - WOODBURNING



VOGUE

Ref.	Description
1	UPPER SIDE BRICK
2	UPPER REAR SIDE BRICK
3	UPPER CENTRE BRICK
4	LOWER REAR BRICK
5	RH BASE BRICK
6	LH BASE BRICK
7	LOWER SIDE BRICK

Due to continual technical improvements please check online at www.stovax.com or with your Stovax retailer for the most up to date parts lists.

Service Records

1ST SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

2ND SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

3RD SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

4TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

5TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

6TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

7TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

8TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

9TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

10TH SERVICE
Date of Service:.....
Next Service Due:.....
Signed:.....
Dealer's Stamp/HETAS Registration Number

HETAS Approval

These appliances have been approved by HETAS as an intermittent operating appliance for burning dry seasoned wood logs.

Recommended Fuels

Please note that HETAS Appliance Approval only covers the use of dry seasoned wood logs and anthracite or manufactured briquette smokeless fuels on these appliances. HETAS approval does not cover the use of other fuels either alone or mixed with the recommended fuels, nor does it cover instructions for the use of other fuels.

STOVAX

Stovax Ltd, Falcon Road, Sowton Industrial Estate, Exeter, Devon, England EX2 7LF

Tel: (01392) 474011 Fax: (01392) 219932 E-mail: info@stovax.com www.stovax.com

VG-SMTM-E

DECLARATION OF PERFORMANCE

as it has effect in the United Kingdom

UK CA

1. Unique identification code of the product type:

Stovax Vogue : Roomheater burning solid fuel without hot water supply

2. Type, batch or serial number or any other element allowing identification of the construction product as required pursuant to Article 11(4):

Vogue Small Tall Eco : VG-SMTM-E
EN 13240:2001/A2:2004

3. Intended use or uses of the construction product, in accordance with the applicable designated technical specification, as foreseen by the manufacturer:

Roomheater burning solid fuel without hot water supply

4. Name, registered trade name or registered trade mark and contact address of the manufacturer as required pursuant to Article 11(5):

Stovax Limited
Falcon Road
Sowton Industrial Estate
Exeter
EX2 7LF
United Kingdom
Tel: +44(0)1392 474000
Email: info@stovax.com
www.stovax.com

5. Where applicable, name and contact address of the authorised representative whose mandate covers the tasks specified in Article 12(2):

N/A

6. System or systems of assessment and verification of constancy of performance of the construction product as set out in Annex V:

System 3 & 4

7. In case of the declaration of performance concerning a construction product covered by a designated standard:

The approved laboratory Kiwa - No. 0558 performed the determination of the product type on the basis of type testing under system 3 and issued test report 60719

9. Declared performance:

Haromised technical spefication	BS EN 13240:2001/A2:2004							
Essential characteristics	Performance							
Thermal output	Wood				Manufacturered smokeless fuel			
Nominal heat output	5 kW				5 kW			
Room heating output	5 kW				5 kW			
Water heating output	-- kW				-- kW			
Energy efficiency	80.2 %				79.8 %			
Emission of combustion products	CO (%)	PM (mg/Nm^3 @ 13% O_2)	OGC	NO_X	CO (%)	PM (mg/Nm^3 @ 13% O_2)	OGC	NO_X
	0.11	26	7	127	0.03	26	7	127
Flue gas temperature at nominal heat output	272 °C				307 °C			
Surface temperature	Pass							
Electrical safety	Pass							
Cleanability	Pass							
Mechnical resistance (to carry a flue / chimney)	Pass							
Maximum operating pressure	-- bar							
Fire Safety								
Reaction to fire	A1							
Risk of burning fuel falling out	Pass							
Distance to combustible materials	Minimum distances Side 350 mm Rear 400 mm							

10. The performance of the product identified in points 1 and 2 is in conformity with the declared performance in point 9.

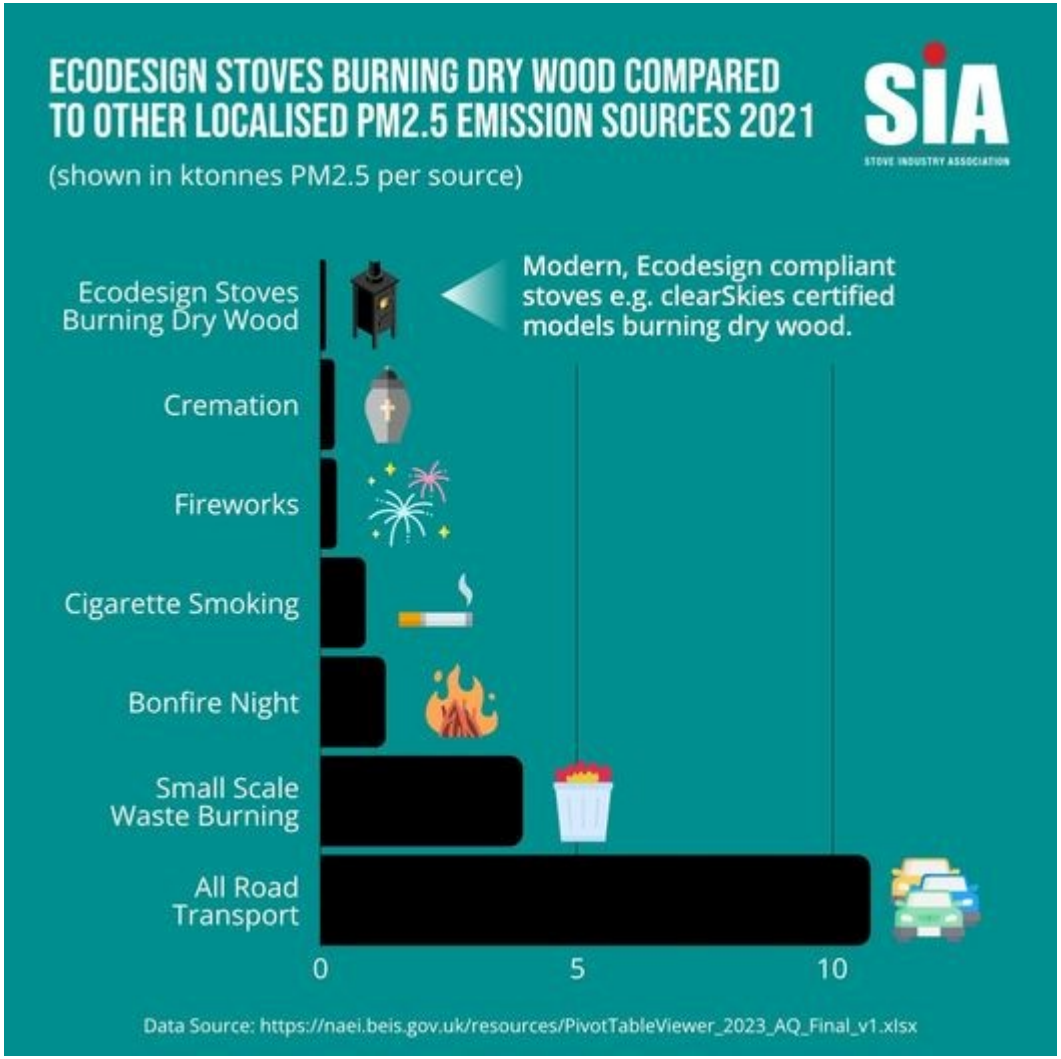
This declaration of performance is issued under the sole responsibility of the manufacturer identified in point 4.

Signed for and on behalf of the manufacturer by:

[redacted]

Ian Kingscott - Group Technical Director

Exeter - 03 January 2017


ECODESIGN STOVES BURNING DRY WOOD COMPARED TO OTHER LOCALISED PM2.5 EMISSION SOURCES 2021
(shown in ktonnes PM2.5 per source)
SIA
STOVE INDUSTRY ASSOCIATION
Ecodesign Stoves Burning Dry Wood
Modern, Ecodesign compliant stoves e.g. clearSkies certified models burning dry wood.
Cremation
Fireworks
Cigarette Smoking
Bonfire Night
Small Scale Waste Burning
All Road Transport
0
5
10
Data Source: https://naei.beis.gov.uk/resources/PivotTableViewer_2023_AQ_Final_v1.xlsx

A + R
Anthony Robertson Design Limited
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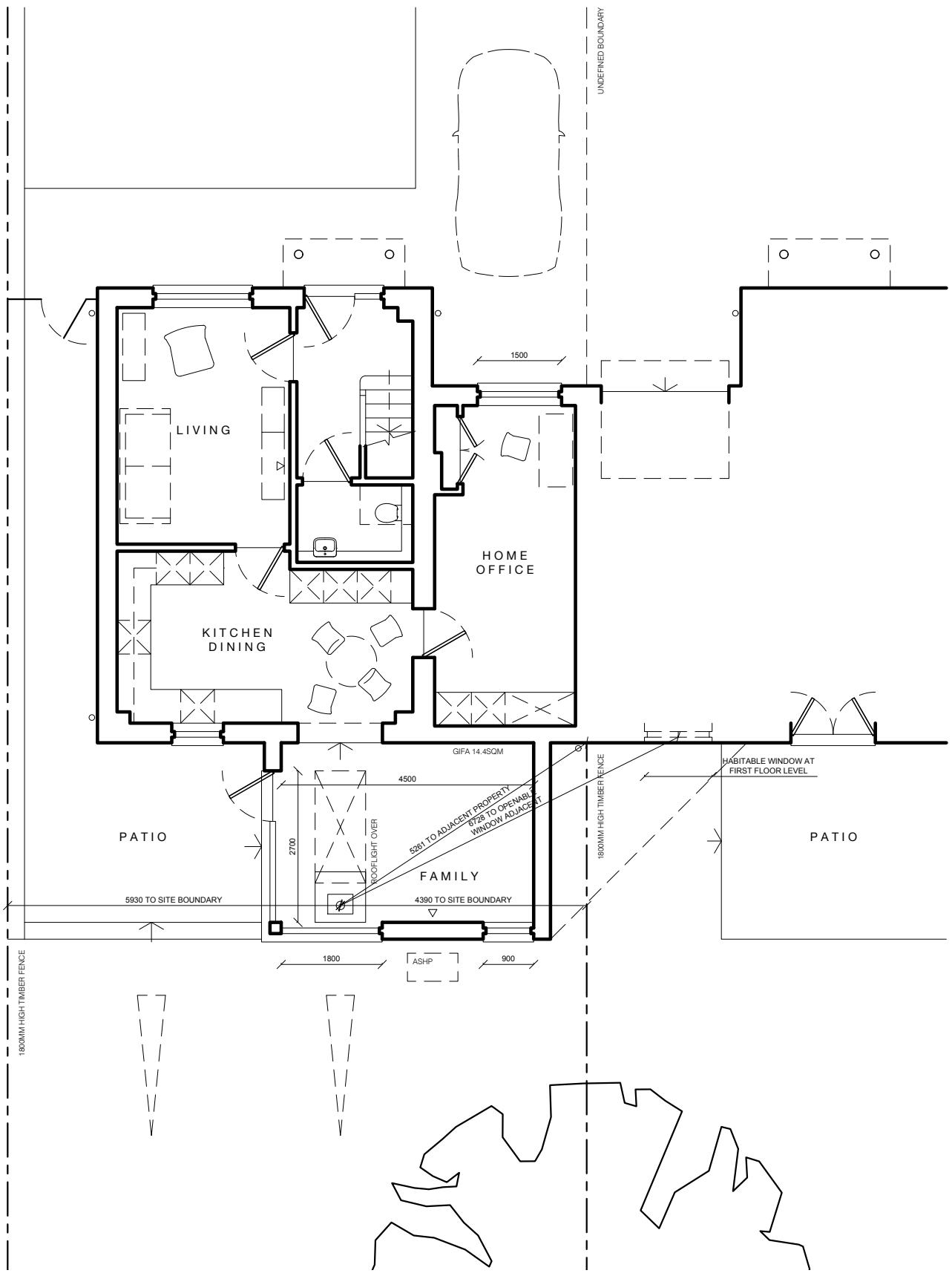
309

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Proposed ground floor plan
Reference | 006

Date | July 2023

A 20230911 Planning/ Environmental Health



PROPOSED GROUND FLOOR PLAN
Scale 1:100

0M 1M 5M 10M

wesketchspace

A + R

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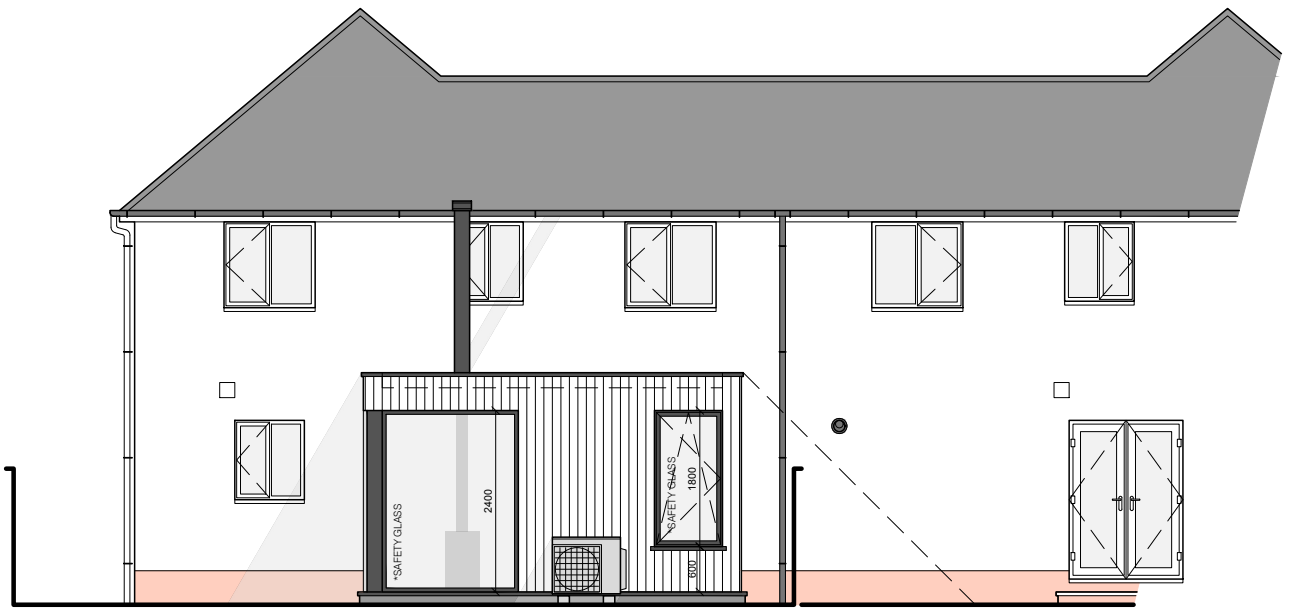
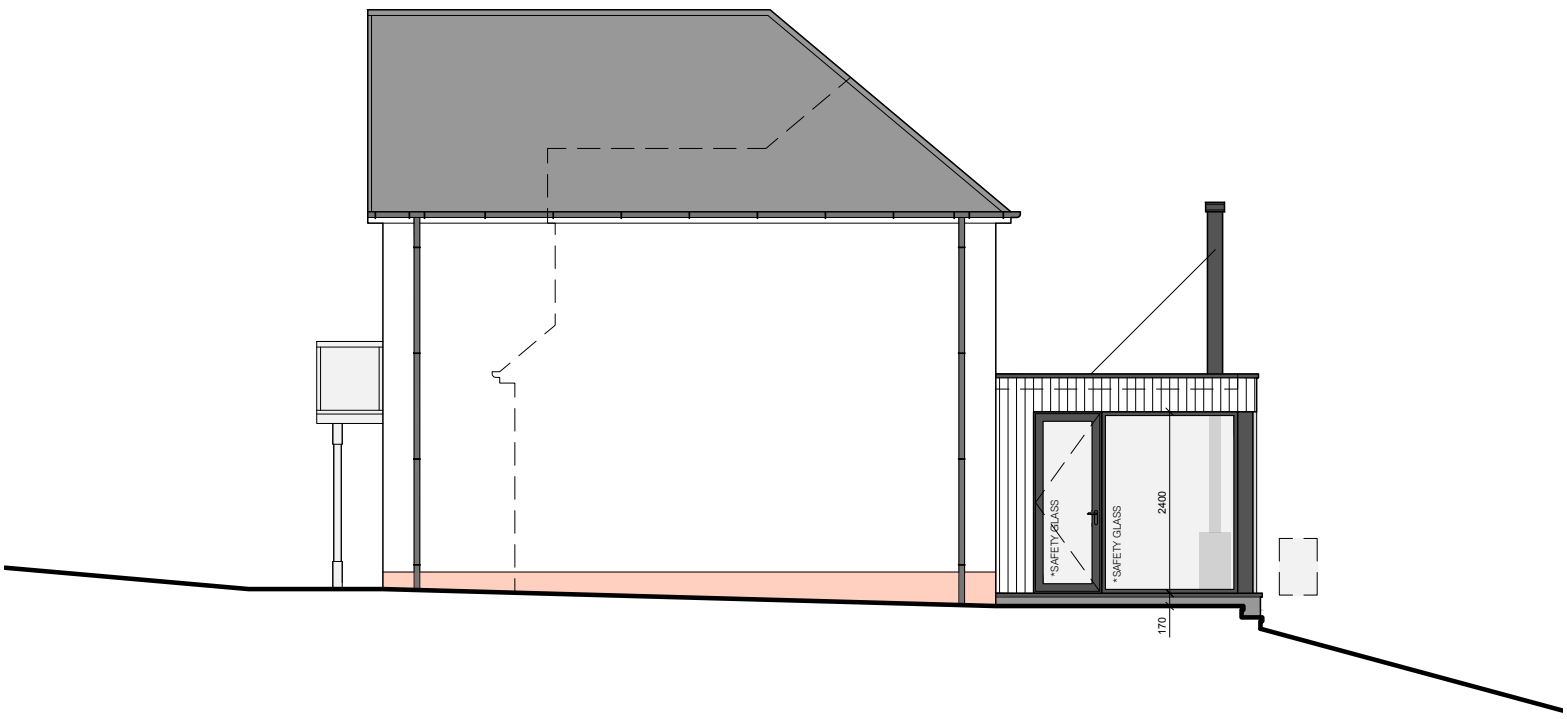
3 0 9

Internal alterations, elevational alterations, conversion of attached garage to form home office, single-storey rear-extension to form family room, installation of exempt solid fuel combustion appliance + installation of air source heat pump at 3 Broomhill Wynd, Monifieth, Angus, DD5 4RE

Drawing Title | Proposed south + west elevations
Reference | 008
Date | July 2023





SOUTH + WEST ELEVATIONS
Scale 1:100

0M 1M 5M 10M

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