**Biomass boiler**

**What is it?** A biomass boiler provides heating and hot water for your home, instead of using gas to produce heat it uses wood/organic matter pellets. It does release carbon dioxide when burned but less than fossil fuels.

The use of biomass as a renewable energy source is the Council’s least preferred option for the provision of renewable energy in consideration of air quality implications. Biomass boilers can give rise to higher emissions of nitrogen oxides and PM10 (particulate matter) than conventional gas boilers and are therefore unlikely to be suitable for urban areas with poor air quality. Appliances must comply with the requirements of the Clean Air Act 1993. Unless authorised fuels are burnt only ‘exempt’ appliances can be used.

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| **Cost** ££££ |
| **Improvement** ↗↗↗ |
| **Disruption** !!! |

**Property designations?** Is your home in a Conservation Area? Is it subject to an Article 4 Direction? Is it a Listed Building? These considerations may impact whether development to your property requires planning permission or not. An interactive map showing conservation areas and listed buildings can be [found here](https://ssa.camden.gov.uk/connect/analyst/mobile/#/main?mapcfg=CamdenConservation&lang=en-gb). Details of Article 4 Directions can be [found here](https://www.camden.gov.uk/article-4-directions-heritage-and-conservation). If you are uncertain please contact the planning service [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

Listed Buildings - before embarking on any internal or external works, please discuss the matter with a member of the built heritage Conservation Team (planning@camden.gov.uk) or apply for listed building consent, details [available here](https://www.camden.gov.uk/listed-buildings). Listed building consent is always required for works that have the potential to affect the character or special interest of a listed building.

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| No designation (dwelling-house or block of flats) | Permitted development (planning permission is not required) Conditions   * the height of the flue should not exceed the highest part of the roof by 1 metre or more |
| Conservation Area (without Article 4 Direction)  Conservation Area (with Article 4 Direction) | Permitted development (planning permission is not required) Conditions   * the height of the flue should not exceed the highest part of the roof by 1 metre or more; and * the flue would be installed on a roofslope which fronts a highway   Permitted development (as above) except in the following Article 4 Direction Areas:  Belsize  Hampstead  Swiss Cottage  Frognal Way (specific properties) |
| Listed Buildings | **Listed Building consent required**  These may be acceptable if they can be installed without harming fabric or requiring additional flues. |
| Building Regulations | Part B (Fire safety)  Part E (Resistance to sound)  Part F (Ventilation) - Extraction flues shall be positioned  away from air intake vents and openable window  Part G (Sanitation, Hot Water Safety and Water Efficiency) – when altering hot water system  Part J (Combustion appliances and Fuel Storage systems) - when altering boiler system  Part P (Electrical safety)  Permission not required if installed under Competent Person Scheme  Planning portal, building regulations information on biomass boilers, see [this webpage](https://www.planningportal.co.uk/info/200130/common_projects/6/biomass_fuelled_appliances/2). |

**Applying for planning permission (if required)**

Where planning permission is required for a biomass boiler the following information will be required alongside a full planning application form. Planning application forms can be filled in [online](https://www.camden.gov.uk/apply-planning-permission) through the planning portal or other digital platforms available.

* [Site location plan](https://www.camden.gov.uk/types-scale-drawings-plans-planning-applications)
* Air Quality Assessment
* Existing plans, sections and elevations
* Proposed plans, sections and elevations of the proposed installation including:
  + elevations, plans and sections showing any equipment and pipes;
  + manufacturers manual / specification;

**What will be considered?**

* Location of the flue should not be detrimental to the design of the building and character of the streetscene.
* Use existing chimneys where possible.
* An air quality assessment is required for biomass boilers to demonstrate ‘negligible impacts on air quality - only be considered if it has lesser emissions than an equivalent ultra-low NOx boiler
* Emission control measures shall be adopted where nitrogen dioxide and Particulate Matter PM10 emissions are shown to have a negative impact on air quality.
* The impacts on neighbouring amenity space will be considered on environmental health grounds.