Condition Release document

Application for Listed Building Consent; Internal and external alterations to upper floors in association with change of use from commercial to residential use.

REF: 20250339

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Condition 3 – Internal Partition Walls

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Condition 5 – Secondary Glazing

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Condition 3 Prior to the installation of any new internal partition walls, detailed drawings of all new internal partition walls including plans and sections of the intersections with existing walls/ceilings/cornices/skirting boards shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details

Please see attached details:

The design has been carefully designed to be:

- Lightweight, reversible stud partitions, independent of historic walls where possible
- Set clear of any existing cornices, skirtings, and decorative features, with shadow gaps where required
- Junctions designed to avoid cutting into original fabric, including:
    - No removal of historic cornices or skirting boards
    - Fixings located in mortar joints or secondary fabric only
- Any necessary abutments will use compressible / sacrificial interfaces

Evidence (Existing Pictures)





Evidence (Reference information - see following page for scaled drawings)

260410_Stone Street_Acoustic and Fire Detail

260410_Stone Street_Second Floor Floor Details
260410_Stone Street_First Floor Details

Justification (Heritage considerations)

- The building retains legible historic plan form and surviving features (p.18, 2.17)
- Works therefore adopt a minimal intervention and reversible approach

Condition 4 Prior to the installation of any new fire doors, 1:10, 1:2 or 1:1 section drawings showing the door in the wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details#

Please See attached details:

The proposed fire door strategy will:

- Use bespoke timber fire doors designed to match historic panel proportions
- Be installed within existing openings where possible
- Avoid enlargement of openings unless absolutely necessary
- Include:
    - Slimline intumescent strips, concealed where feasible
    - Traditional mouldings and architraves replicated or retained
- Door frames set back within reveals to preserve historic depth

Evidence (Existing Pictures)



Evidence (Reference information - see following page for scaled drawings)

260410_Stone Street_Acoustic and Fire Detail

260410_Stone Street_Second Floor Floor Details
260410_Stone Street_First Floor Details

Justification (Heritage considerations)

- Preserves the architectural character of openings and joinery
- Aligns with policy requirement for sympathetic detailing and materials (p.5, Policy TC2)

Condition 5 Prior to the installation of any secondary glazing, 1:10, 1:2 or 1:1 details of the secondary glazing and how these fit into the existing window reveals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details

Detailed drawings will show secondary glazing systems fitted within existing window reveals.

The system will:

- Be slim-profile, internally mounted, and fully reversible
- Sit behind existing sash windows, preserving:
    - Original glazing bars
    - Window operation where feasible
- Be fixed into reveal linings, not original frames
- Use:
    - Neutral coloured frames (e.g. off-white)
    - Minimal visual impact from external views

Evidence (Existing Pictures)



Evidence (Reference information - see following page for scaled drawings)

See drawing:

260410_Stone Street_Secondary Glazing Detail



Justification (Heritage considerations)

- Retains original sash windows and historic fabric
- Minimises visual impact on façade, consistent with conservation area setting

Condition 6 Prior to any fire or sound proofing works, full details of the fire and sound proofing works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details

Please See attached details:

The strategy will:

- Use breathable and non-invasive build-ups, including:
    - Mineral wool insulation
    - Lime-based plasters where appropriate
- Avoid:
    - Impermeable membranes on historic walls
    - Fixing into decorative plasterwork
- Apply upgrades:
    - Within new partitions rather than historic walls where possible
    - As independent linings, leaving original fabric intact

Evidence (Existing Pictures)

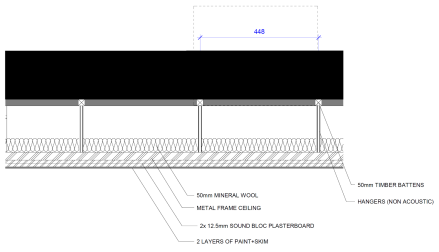
See Drawings

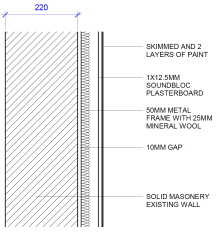
260410_Stone Street_First Floor Details

260410_Stone Street_Second Floor Floor Details

260410_Stone Street_Acoustic Detail
260410_Stone Street_Acoustic and Fire Detail

Evidence (Reference information - see following page for scaled drawings)





Justification (Heritage considerations)

- Pebbledash render is identified as harmful and non-breathable (p.16, 2.15)
- Approach ensures moisture permeability and fabric protection

Condition 7 Prior to the application of the external lime render on the side/gable wall details of the colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details



Specification Manufacturer: celtic sustainables
Specification Colour: Chalk Lime Render
Sample Image:

The proposed lime render will:

- Replace existing cementitious pebbledash with breathable lime render
- Use a traditional chalk colour of which is muted and relates well to the existing dwellings. It is appropriate to:
    - Historic terrace character
    - Conservation area palette

Evidence (Existing Pictures)



Evidence (Reference information - see following page for scaled drawings)

https://www.celticsustainables.co.uk/lime-green-natural-finish-external-lime-render/?sku=LG00438&gad_source=1&gad_campaignid=22349961357&gbraid=0AAAAD1-sQp625DrrRshl8cbVQAqbONEe&gclid=Cj0KCQjwp7jOBhDGARIsABe7C4f6wTQBWiKhb7UAgyslG5rSsr6EO2wy9Z7Q4AAklPZUO81AiTvzm40aApVVEALw_wcB

Justification (Heritage considerations)

Matching the original colour of front elevation

- Removal of pebbledash is an enhancement to significance (p.16, §2.15)
- Lime render reinstates appropriate historic appearance

Condition 8 Prior to the reconfiguring of any pipework and insertion of any new pipes or vents, full details of the location, appearance and finish of all pipework and vents shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details

Specification Manufacturer: Mat
Specification Colour: Black
Sample Image: Matching existing pipework on site
Rear elevation: Attached for reference below or Drawing
20260410_Stone Street_Condition 8 Drawing

The design will:

- Route services internally wherever possible
- Minimise external interventions
- Where external elements are unavoidable:
    - Locate on secondary or less visible elevations (e.g. rear/side)
    - Use black or dark painted finishes to reduce visibility
    - Align vertically/horizontally with existing features
- Avoid fixing into decorative stonework or mouldings

Evidence (Existing Pictures)



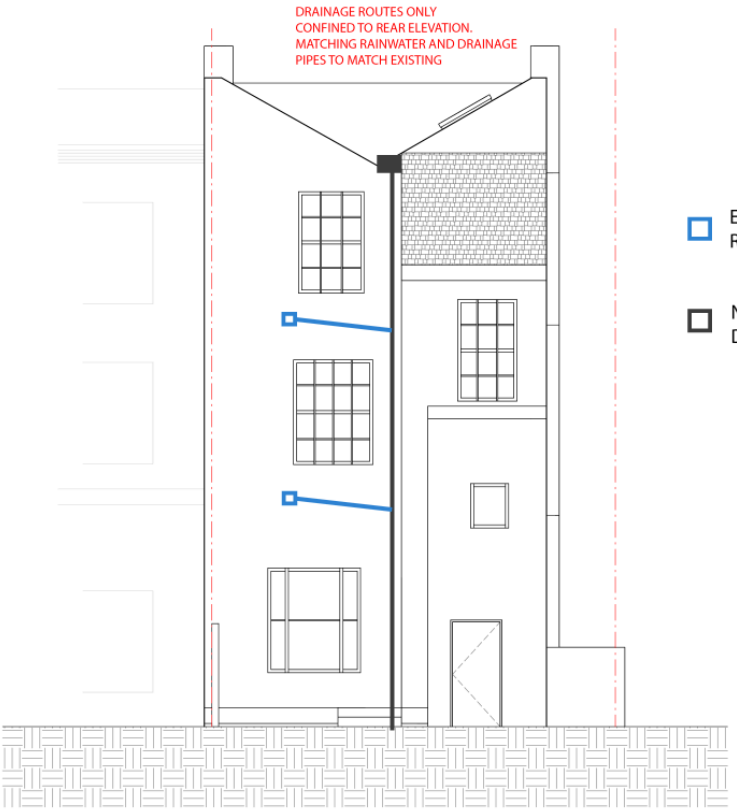
Evidence (Reference information - see following page for scaled drawings)

See drawing: 20260410_Stone Street_Condition 8 Drawing

Justification (Heritage considerations

- Preserves the coherent historic frontage and group value (p.13–14)
- Reduces visual clutter in the conservation area





2 **West elevation.**
1 : 50

Condition 9 Prior to the installation of the refuse and recycling storage area, full details of the appearance and size of the refuse and recycling area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure the development is served by a suitable refuse storage area in the interest of amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Condition Information / Compliance details

Please See attached details: Showing Full details will be submitted showing size, layout and appearance.

The refuse storage strategy will:

- Be located to the rear or screened side location, away from primary frontage
- Use:
    - Timber enclosure or painted metal in muted colours
    - Simple, unobtrusive design
- Be sized appropriately for use without visual over-dominance
- Include:
    - Screening (e.g. fencing or planting where appropriate)

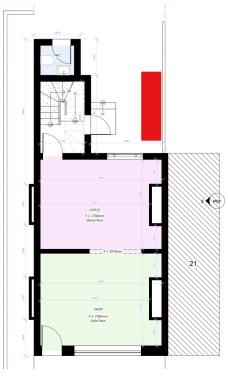
Evidence (Reference information - see following page for scaled drawings)

Attached link below:

https://contemporaryfencing.com/product/contemporary-style-wheelie-bin-store-western-red-cedar-2/?srsltid=AfmBOopSWlwqbzyRe034CA8QovbkCJLkuaA0UeLdu39BS9BTNmrCDJRG







4Bay	2640mm	1170mm	860mm

Justification (Heritage considerations)

- Ensures no harm to setting or streetscape
- Maintains the visual coherence of the terrace frontage