

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

AS PER APPROVED LISTED BUILDING CONSENT (REF: 20250339) IT IS CONFIRMED THE CONDITIONS FOLLOW THE APPROVED DRAWINGS AND NO VARIATIONS ARE CONSIDERED WITH RESPECTS TO THE EXISTING PLANNING CONSENT NOR HERITAGE ASPECTS TO THE BUILDING

Contents

Condition 3 – Internal Partition Walls

Condition 4 – Fire Doors

Condition 5 – Secondary Glazing

Condition 6 – Fire and Soundproofing Works

Condition 7 – External Lime Render (Colour)

Condition 8 – Pipework and Ventilation Details

Condition 9 – Refuse and Recycling Storage

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
- Identifying existing cornice detailing on site with no visual or physical disturbances to the existing features
- Junctions designed to avoid cutting into original fabric, including:
 - No removal of historic cornices or skirting boards
- No change to existing heritage details
- State no change to the ground floor / Basement layout

Evidence (Existing Pictures)



2nd Floor front room

(No change to window reveals)



2nd floor rear room

(No skirting or cornice on site)



1st floor front room

(No change to cornice (exposed))



1st floor rear room

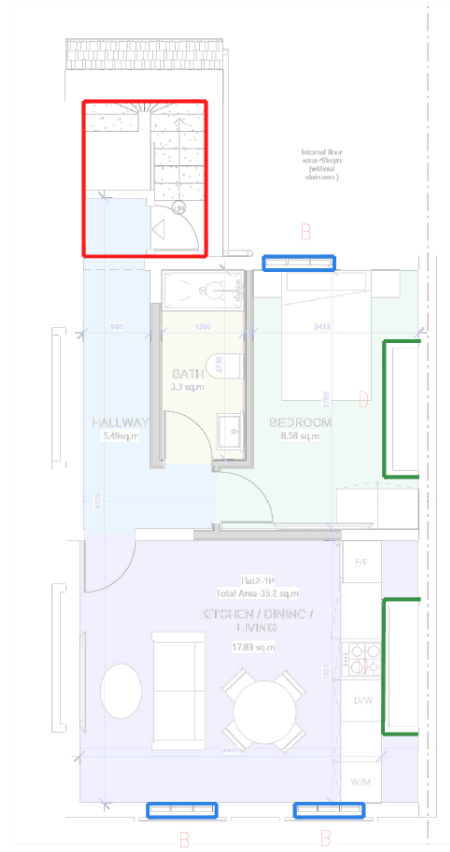
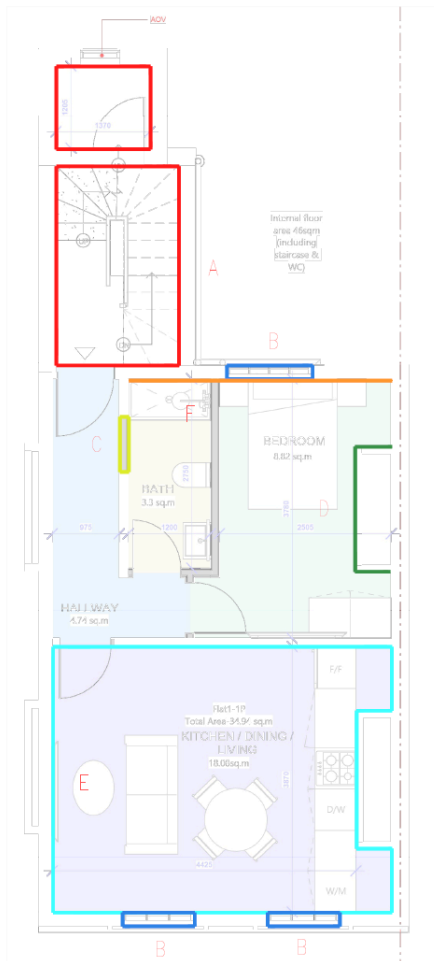
(No change to cornice (exposed))

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

260616_Stone Street_Appendix details

Please see attached below page on reference plan where cornice/ skirting are located on site.

Reference Plan:



- A:** Existing skirting / staircase to be retained as existing (no change)
- B:** All existing window reveals and frames to be kept as existing. Secondary Glazing to be installed separately to existing frames.
- C:** Existing doorways to retain existing features in place with wall enclosed
- D:** No Fireplace to be opened up and restored. Removal of covering and reinstatement of fireplaces to the rear rooms on the first and second floor.
- E:** Existing cornice to be retained and left exposed
- F:** Existing skirting to have non permanent fixings with stud wall built up to its positioning

^ Reference drawing to provide easy reference to the existing condition on site not as detailed drawing. These can be found at specific points within documents.

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.

NOTE:

PROPOSED

Notes: All dimensions to be checked on site by the contractor and to be his responsibility.

Arcvelop Architecture LTD
3rd Floor
Albemarle Street 45
Mayfair, London
W1S 4JL
T 0207 050 0703
E info@arcvelop.com
Project Name: 20 Stone Street, Gravesend DA11 0NP
Project Number: PNO_104

Av

Drawing Name: CONDITION 3

Drawing No:

Revision:

Scale

Internal floor area 46sqm (including staircase & WC)

Flat1-1P
Total Area-34.94 sq.m
KITCHEN / DINING / LIVING
18.08sq.m

BEDROOM
8.82 sq.m

BATH
3.3 sq.m

HALLWAY
4.74 sq.m

F/F

D/W

W/M

AOV

1205

1370

2750

975

1200

3780

2505

3870

4425

A

B

C

D

A

Photo 15: The rear first floor room.

B

Photo 16: The rear first floor room.

No change to door architrave.
Wall infilled

C & D

Photo 17: The front first floor room.

Internal floor area 48sqm (without staircase)

Flat2-1P
Total Area-35.2 sq.m
KITCHEN / DINING / LIVING
17.83 sq.m

BEDROOM
8.58 sq.m

BATH
3.3 sq.m

HALLWAY
5.49sq.m

F/F

D/W

W/M

980

1200

2415

3780

3820

4400

3825

E

F

G

H

I

E & F

SKIRTING RETAINED IN SITU WITH NO PERMANENT FIXINGS FOR PROTECTION. STUD WALL BUILD NEXT TO SKIRTING

EXISTING SKIRTING

G

H & I

Photo 18: The second floor front room.

Photo 19: The second floor front room.



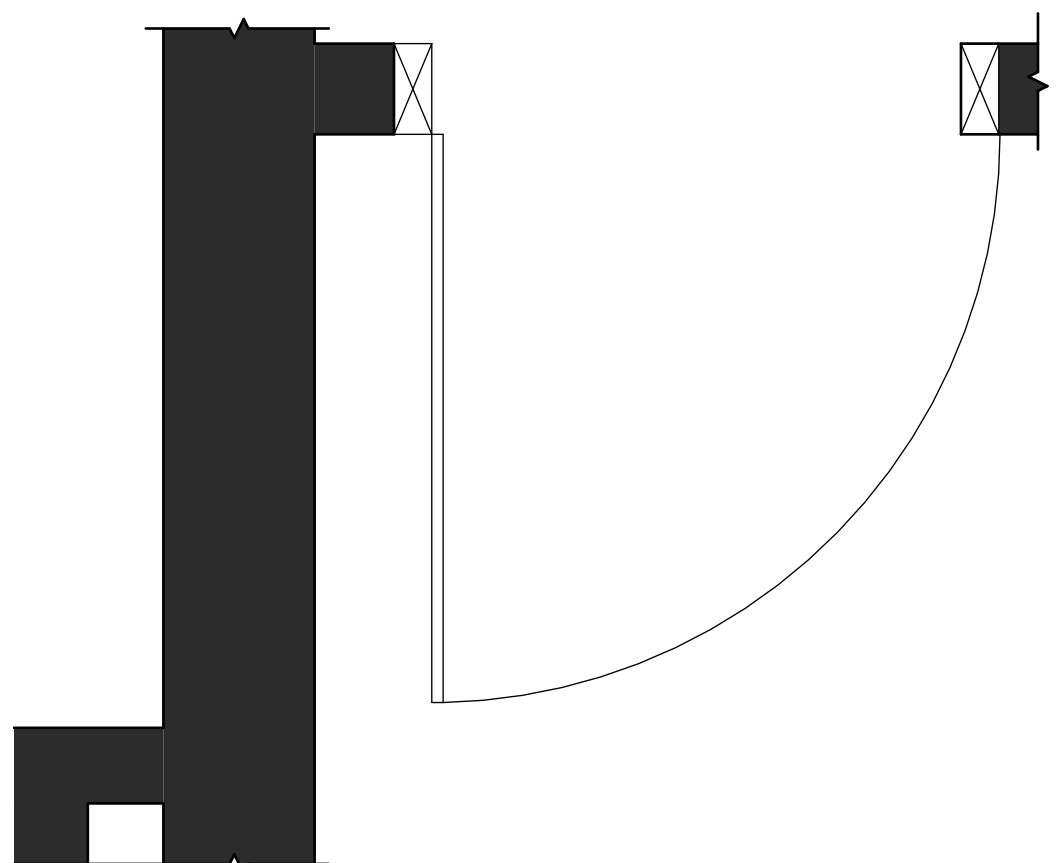
2.5 mm Approved wall Finish

75mm Metal Stud

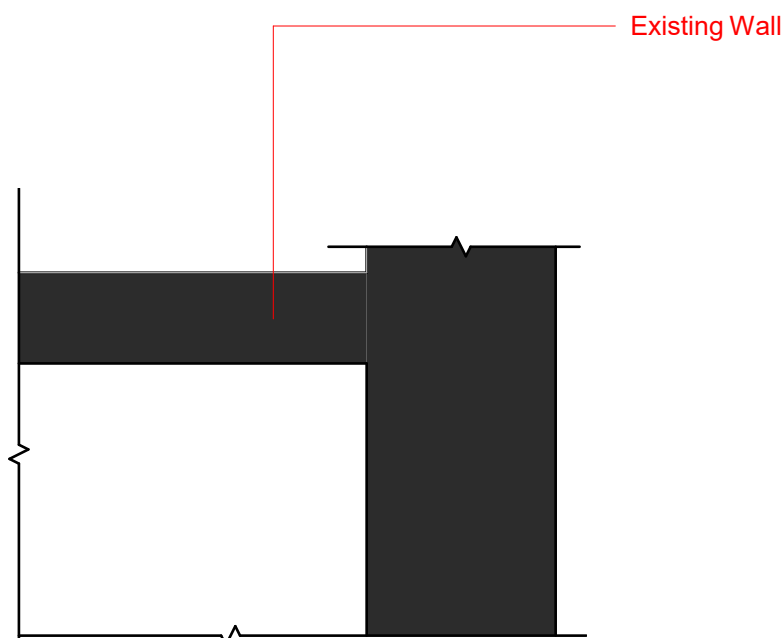
2x12.5 mm Plaster Board

Technical drawing of a window frame section. The drawing shows a cross-section of the window frame with a dark interior. A red line indicates the 'Casting Cornice' at the top. Another red line indicates the '50x50 Batten' at the bottom. The drawing includes dimension lines and break symbols.

P07 4

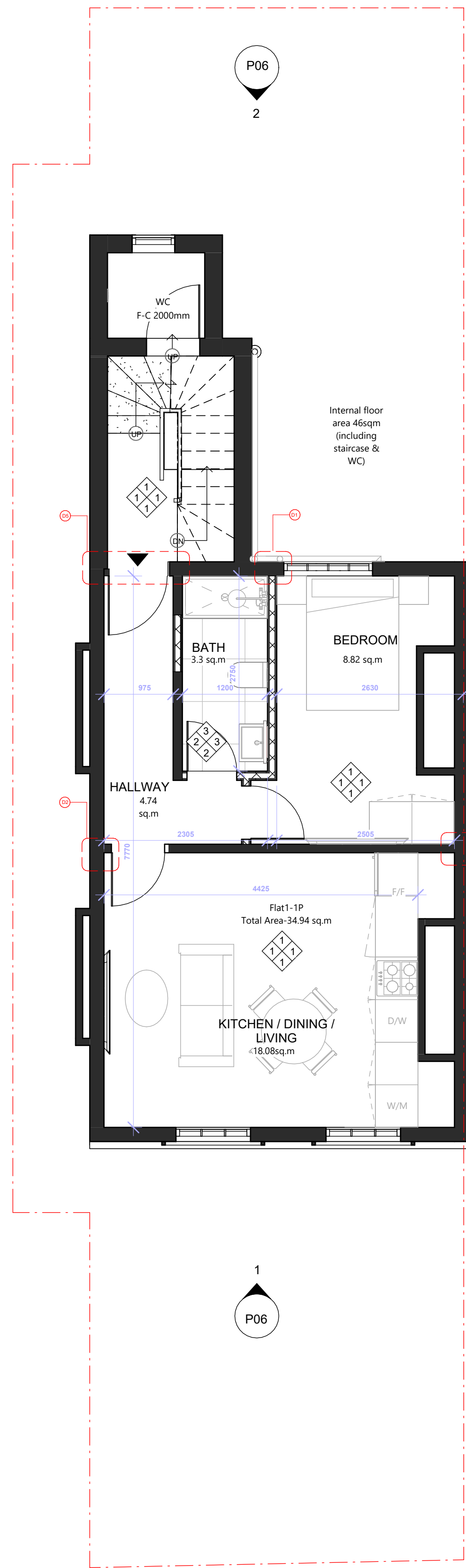


This architectural section drawing illustrates a classical column capital. The capital is shown in cross-section, revealing its internal structure. The top part is a solid black block, labeled "Casting Cornice" with a red line pointing to it. Below this is a white, fluted section. The column shaft is shown in cross-section, with a hatched area indicating a specific material or construction detail. The drawing is framed by a double line, with a break symbol at the top and bottom.



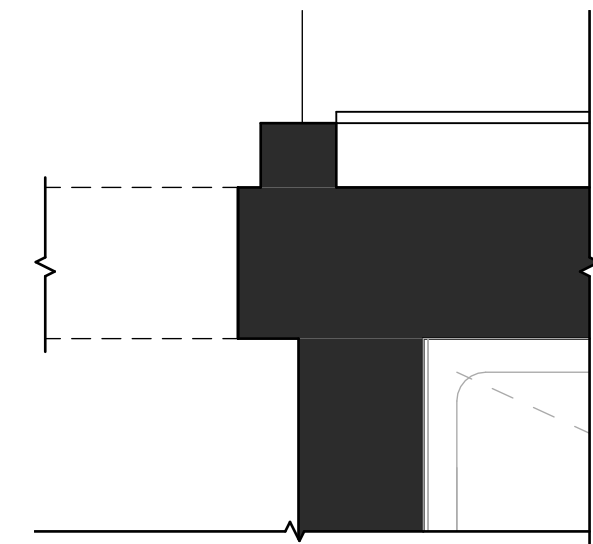
- Use breathable and non-invasive build-ups, including:
 - Mineral wool insulation
 - Lime-based plasters where appropriate
- Avoid:
 - Impermeable membranes on historic walls
 - Fixing into decorative plasterwork
- Apply upgrades:
 - Within new partitions rather than historic walls where possible
 -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

1:50 @ A1, 1:100 @ A3



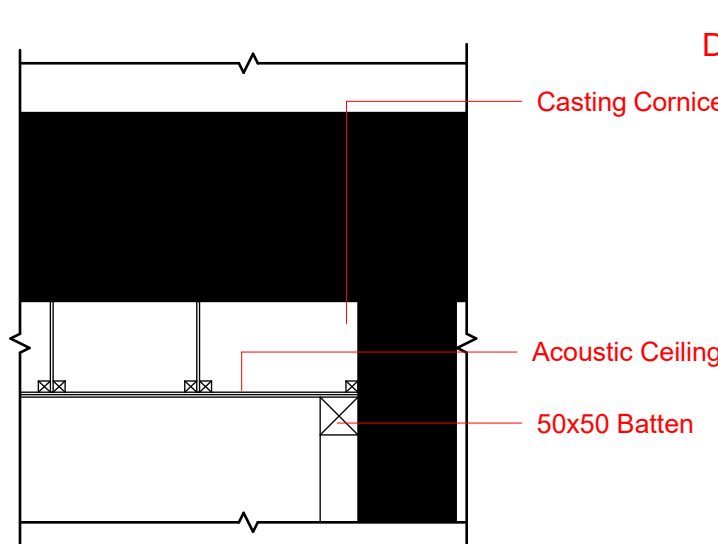
Existing Cornize detailing only located within First Floor front room Existing Cornice to be retained and exposed

Av.

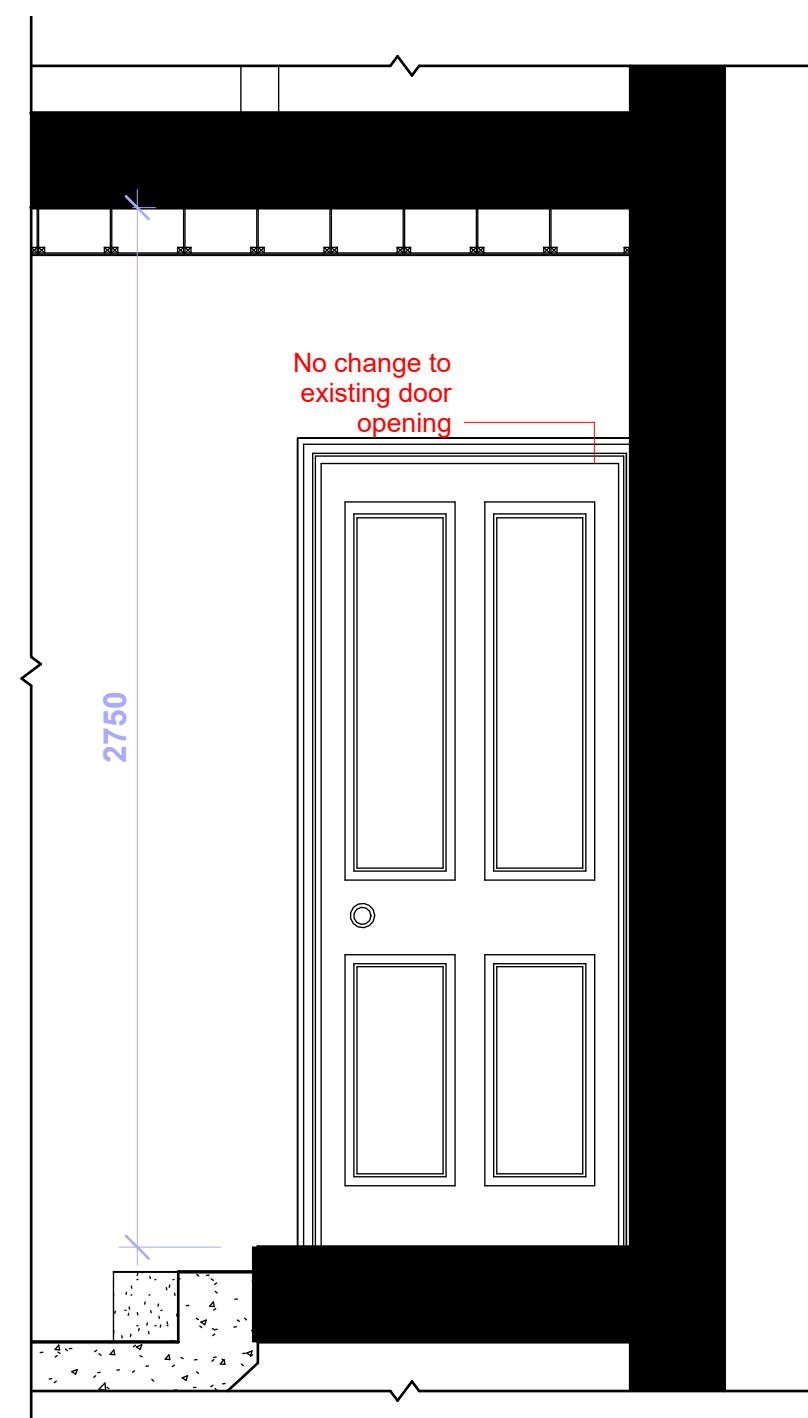


10 Plan-D4
1 : 10

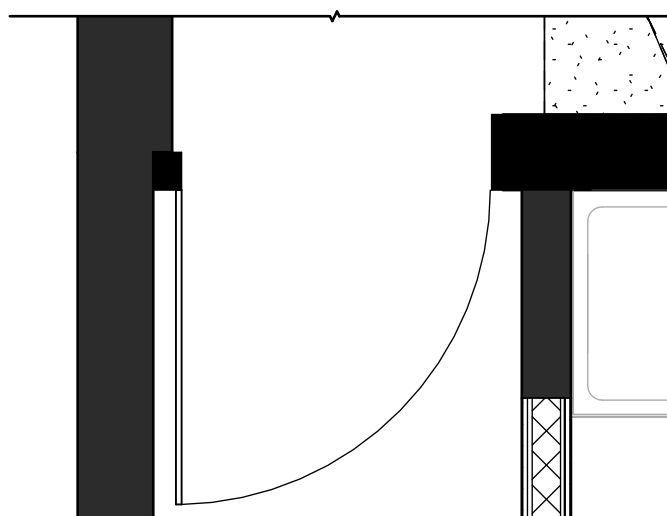
Use breathable and non-invasive build-ups, including: Mineral wool insulation Lime-based plasters where appropriate Avoid: Impermeable membranes on historic walls Fixing into decorative plasterwork Apply upgrades within new partitions rather than historic walls where possible As independent linings,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



11 Section-D4
1 : 10



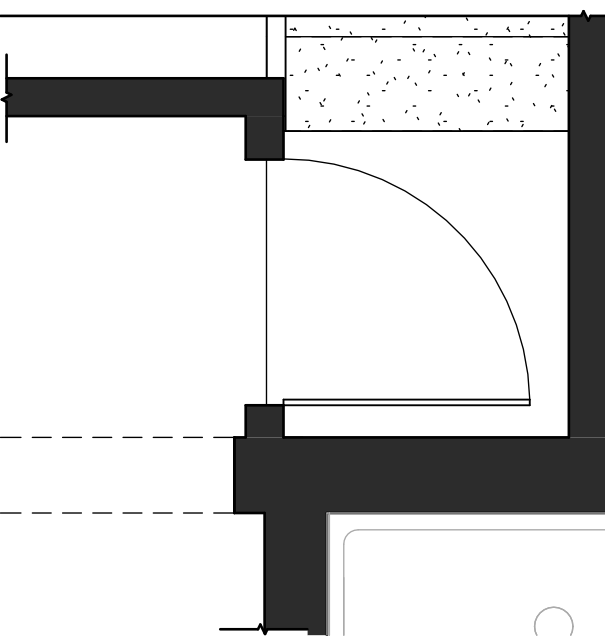
13 Section-D5
1 : 20



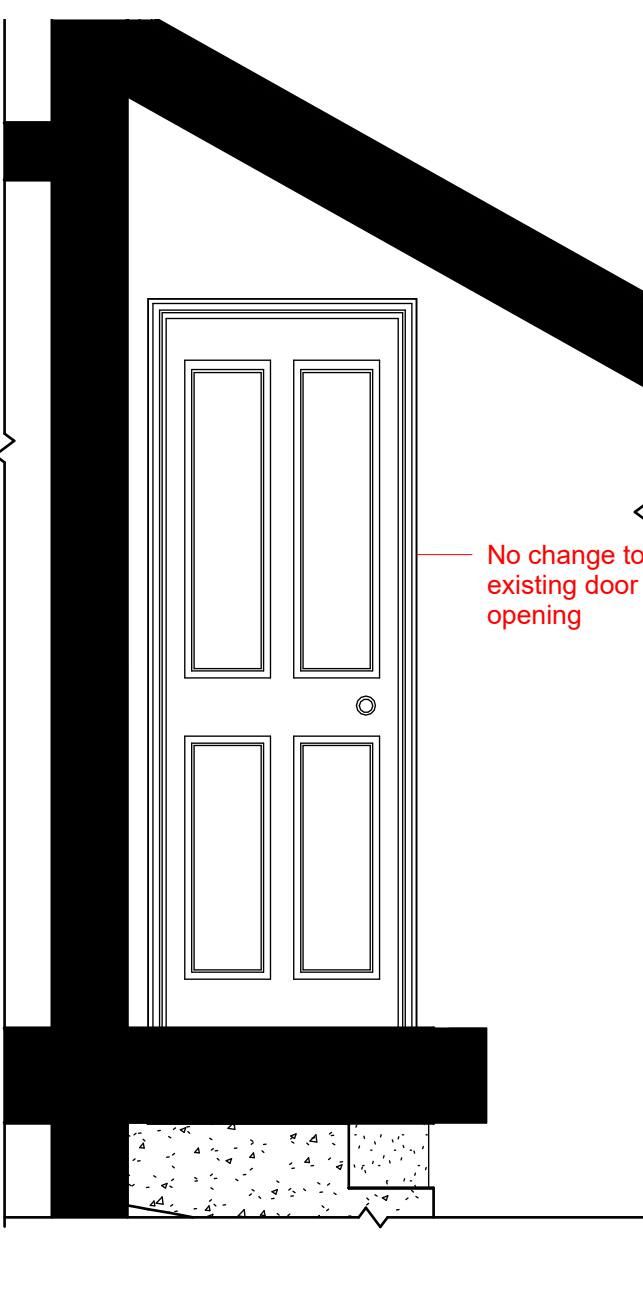
12 Plan-D5
1 : 20

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

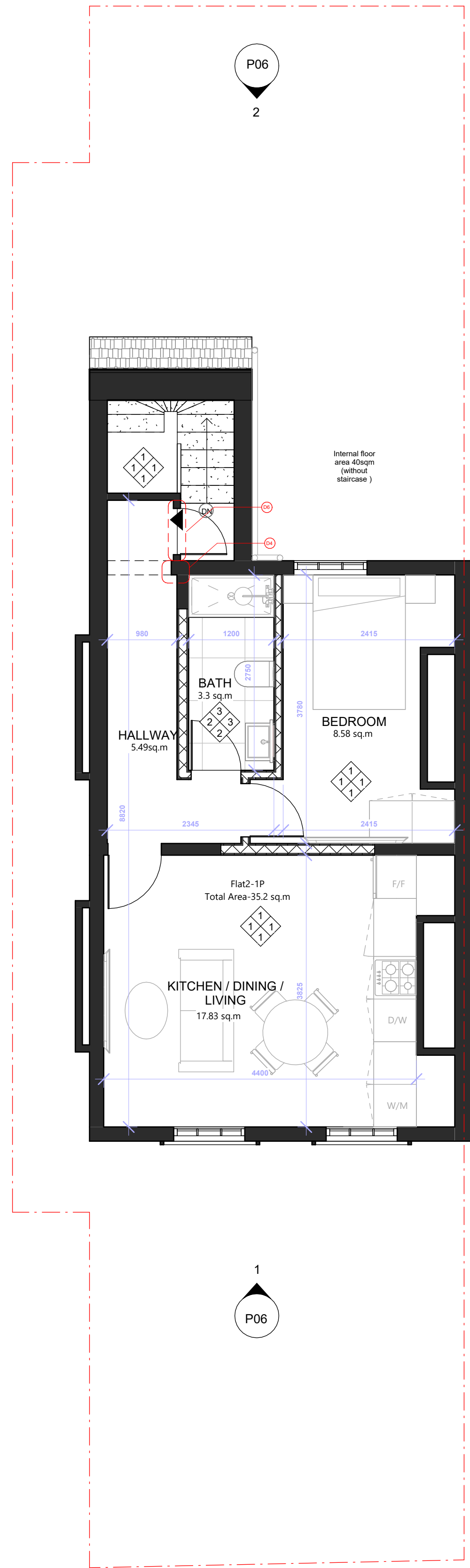


14 Plan-D6
1 : 20



15 Section-D6
1 : 20

Drawings to be read in conjunction with planning approved drawings (Listed Building Consent Ref:20250339) and heritage statement



WALL TYPES		NOTE: Part A (Structural safety) See Structural Engineer's drawings and calculations. Part B (Fire safety) See drawings for smoke and heat detection layout. BS5839-6: 2004 grade D category LD3 automatic, interlinked detection system. Mains powered with battery back up. All structure to be 30min fire rated Part C (Resistance to contaminants and moisture) Not applicable. Part D (Toxic substances) Not applicable. Part E (Resistance to sound) All internal stud walls are to be packed with rockwool solid acoustic insulation batts to resist the passage of impact and airborne sounds. Part F (Ventilation) Wetroom to have 15l/s mechanical ventilation. Activated with light and with 15 minute overrun. Kitchen to have 30l/s over cooker hood SUSPENDED TIMBER FLOOR Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building. Part G (Sanitation, hot water safety and water efficiency) Hot and cold water supply required. Part H (Drainage and waste disposal) All sanitary pipework and drainage must comply with the relevant clauses in section 1 and 3 of Building Regulations approved document H or BS 1205:2000, BS EN 12056 and BS 752. All to be agreed with Building Control Officer on site. NB: Drainage runs shown on drawing are indicative only - drainage is to be designed by contractor. Part J (Heat producing appliances) Heating and hot water to be supplied by a new wall mounted condensing gas boiler. To be installed and tested in compliance with Part L and to be in accordance with Local water authorities bye laws, the Gas Safety Regulations 1998 and IEE Regulations. Existing radiators to be retained. Part K (protection from falling) See drawings for riser and tread dimensions for new stair. Part L (Conservation of fuel and power) See drawings for U-values. Part M (Access to and use of buildings) Not applicable. Part N (Glazing safety) Safety glass specified where required. Part P (Electrical safety) A person or firm registered with a Part P competent person's scheme should carry out all electrical work. Electrical installation to be designed, installed, inspected and tested in accordance with BS 7671:2001 chapter 13. When those parts of the work are complete the appropriate BS7671 Electrical Installation Certificate is to be issued for the work and a copy is to be submitted to Building Control on completion. Areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction. These drawings are issued for Building Regulations purposes only. All proposals must be subject to formal plan check and approval by the Local Authority Building Control (LABC) or an Approved Inspector prior to commencement of any works on site. The contractor and client are responsible for ensuring such approvals are in place before works proceed.																														
	Existing Walls																															
	External Cavity Wall 250mm Elements: 100mm Brick Work 20mm Cavity 30mm Insulation 85mm Block Work 15 mm Plasterboard																															
	Party Wall 275mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 60mm Cavity 100mm Metal Stud 60mm Cavity 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish																															
	Party Wall 250mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 60mm Cavity 75mm Metal Stud 60mm Cavity 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish																															
	Party Wall 185mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 30mm Cavity 70mm Metal Stud 30mm Cavity 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish																															
	Party Wall 135mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 80mm Metal Stud 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish																															
	Internal Wall 100mm Elements: 2.5mm Approved Wall Finish 12.5mm Plaster board 70mm Metal Stud 12.5mm Plaster board 2.5mm Approved Wall Finish																															
WALL FINISHES																																
	Element: Walls, Ceilings, MDF painted skirtings with shadow gap in skirting Type: Exposed white plaster finish (light colour) Suggested supplier: Dulux Colour/Specification: TBC (Eggshell for joinery)																															
	Elements: Walls, MDF painted skirtings + Bath Panel Type: Wall tiling - Allow for adhesive, grout + waterproofing Ref: TBC																															
	Elements: Walls, Skirting, Bath Cladding + Niche Type: Tiling - 60x60 or feature wall Suggested supplier: TBC Colour/Specification: TBC																															
	Elements: Walls, Skirting (as above) + Niche Type: Wall tiling - Allow for adhesive, grout + waterproofing Ref: TBC																															
	Elements: Integrated Joinery Type: Varies - See Joinery Schedules																															
FLOOR FINISHES																																
	Type: Herringbone Flooring (Trading Floor) Suggested supplier: Trading Floor Specification: 185mm boards - Ref. TBC																															
	Type: Bathroom Tiles - Allow for tanking system Suggested supplier: Domus Specification: TBC																															
	Type: Entrance Tiles Spec: Tiling Suggested supplier: TBC Colour/Specification: TBC																															
	Type: Garden Covering Spec: Granite Slabs Finish: TBC by client																															
FINISHES NOTE: All finishes to be approved by CA prior to ordering - Contractor to allow for all manufacturer's recommended installation accessories/adhesives/fixings etc.																																
FIRE DOORS NOTE: All fire doors to be inspected and approved by Building Control prior to occupation. Contractor to allow for all required intumescent strips, smoke seals and 30min Fire rated doors, including installation accessories/adhesives/fixings etc.																																
FIRST/SECOND FIX NOTE: Contractor to supply all first fix elements and second fix electrics. Finish to be brushed stainless steel. Investre will supply second fix Plumbing Items.																																
REFERENCE KEY G.02 Room Reference LIVING ROOM Room Name D.01.01 Door Reference Refer to 800_Door Schedule G.01.01 Glazing Reference Refer to 810_Glazing Schedule 																																
NOTE:STRUCTURAL INFORMATION SHOWN IS INDICATIVE. REFER TO SE DRAWINGS FOR FURTHER INFORMATION																																
NOTE: M+E INFORMATION SHOWN IS INDICATIVE. CONTRACTOR REF FOR DESIGN OF FULLY CO-ORDINATED SERVICES																																
CDM 2015: CONTRACTOR TO REFER TO PRE-CONSTRUCTION INFORMATION FOR CDM DETAILS - ARCHITECT NOT ACTING AS PRINCIPAL DESIGN																																
		<table><tr><th colspan="3">Revisions</th></tr><tr><th>No.</th><th>Description</th><th>Date</th></tr><tr><td>0</td><td>BUILDING CONTROL</td><td>27-03-2026</td></tr><tr><td>1</td><td>BUILDING CONTROL</td><td>10-04-2026</td></tr><tr><td>2</td><td>BUILDING CONTROL</td><td>07-05-2026</td></tr><tr><td>3</td><td>BUILDING CONTROL</td><td>16-06-2026</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table> PROPOSED Note: Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility. Arcevelop Architecture LTD 3rd Floor Albemarle Street 45 Mayfair, London W1S 4JL T 0207 050 0703 E info@arcevelop.com Project Name: 20 Stone Street Project Number: Drawing Name Proposed Second Floor Plan New Walls Drawing No P202 Revision 3 Scale 1:50 @ A1, 1:100 @ A3	Revisions			No.	Description	Date	0	BUILDING CONTROL	27-03-2026	1	BUILDING CONTROL	10-04-2026	2	BUILDING CONTROL	07-05-2026	3	BUILDING CONTROL	16-06-2026												
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