

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 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:



To confirm the existing pebble dash will be removed before the application of the lime render

The proposed lime render will:

- Removal 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=0AAAAAD1-sQp625DrrRshl8cbVQAqbONEe&gclid=Cj0KCQjwp7jOBhDGARIsABe7C4f6wTQBWIKhb7UAqysIG5rSsr6EO2wy9Z7Q4AAkIPZUO81AiTvzm40aApVVEALw_wcB

Justification (Heritage considerations)

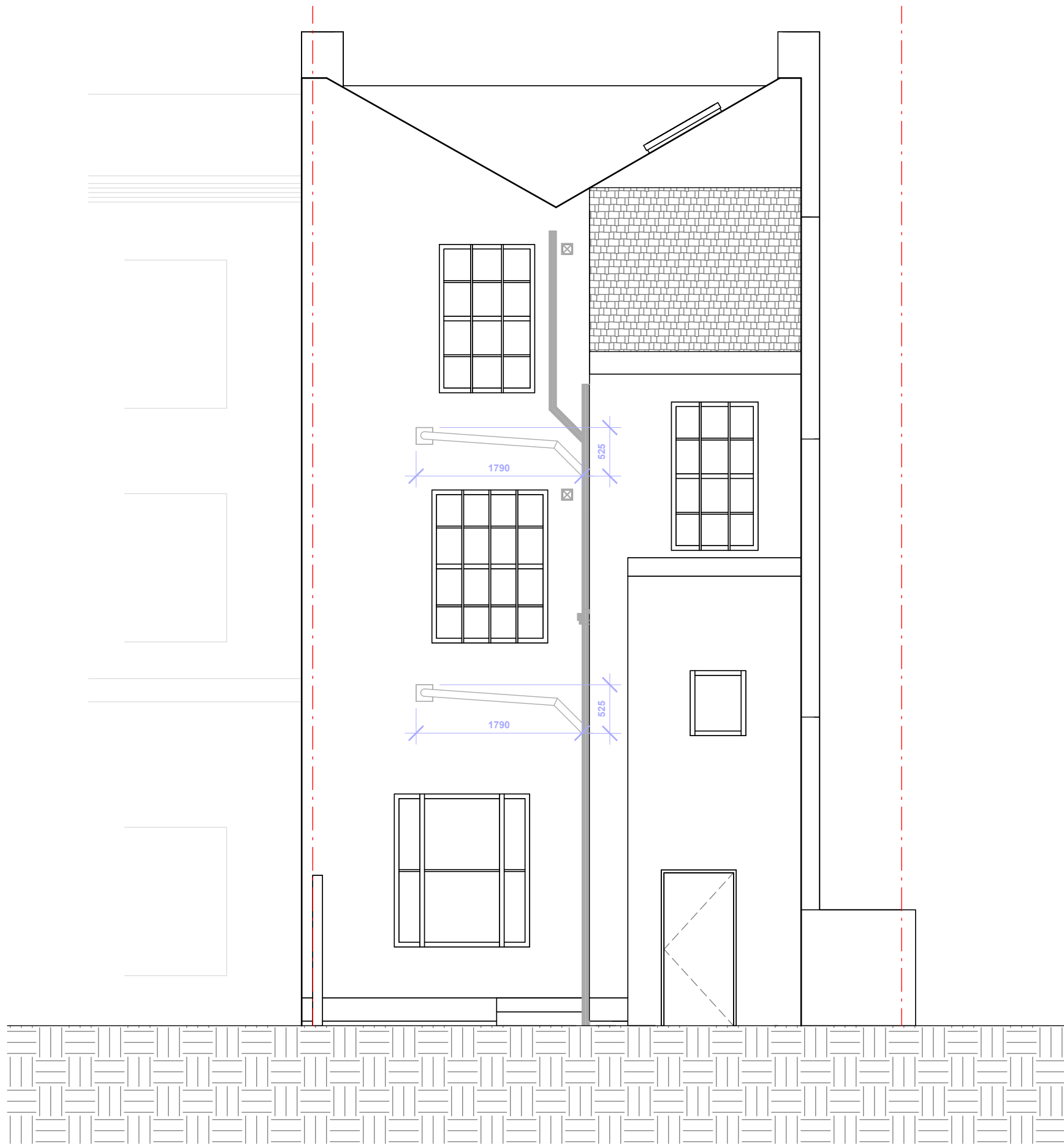
Matching the original colour of front elevation

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

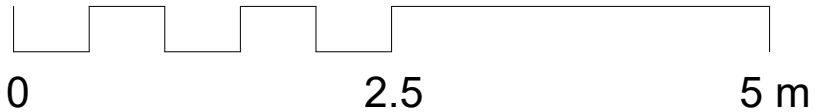
Drawings to be read in conjunction with planning approved drawings (Listed Building Consent Ref:20250339) and heritage statement



1 East Elevation.
1 : 50



2 West elevation.
1 : 50



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.

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

PROPOSED

Note: Do not scale from this drawing. All dimensions to be checked
on site by the contractor and to be his responsibility.

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Project Name: 20 Stone Street

Project Number:

Drawing Name
Proposed Elevation 1

Drawing No
P06

Revision
3

Scale
1:50 @ A1, 1:100 @ A3

Av