



Delegated Report

Planning Application

Application no: 20211065

Location: Crutches Gate Cottage Old Watling Street Higham Rochester

Description: Application for approval of condition 7 attached to listed building consent reference number 20210370 relating to mortar analysis and mortar method statement.

Applicant: Mr Mark Axell

Site Visit Date: Desk top

Listed Building Consent was granted on 20 May 2021 under ref. number 20210370 for the 'erection of a single storey extension added to previous extension to the rear elevation and remedial works and repairs.' This was subject to a number of conditions including condition no. 7 which this application seeks to discharge.

Consultations

GBC Conservation Architect – No response.

Analysis

Condition no. 7 is as follows:

7. *Before the commencement of any repointing to the existing brickwork to the front elevation of the building, details of the lime mortar mix and pointing finish 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 protect the architectural and historic interest of this grade II listed building in accordance with Policies CS19 and CS20 of the Local Plan Core Strategy (September 2014) and saved Policy TC2 of the Local Plan First Review (1994).*

In response to this condition the applicant has submitted the following:

- Application form;
- Mortar Analysis Report by Paul Reed, Historic Buildings Consultant; and
- Method Statement.

In terms of the mortar mix and pointing finish the method statement submitted states that a mix of coarse sand and lime putty will be used to carry out the repointing in a flush finish. The Mortar Analysis Report states that the existing mortar mix is a fine texture mortar with fine sand particles, containing brick chippings and lumps of chalk or possibly unburnt lime. The recommended mix is a well graded sand hot mixed as

proposed by Chalk Down Lime Ltd or other lime mortar suppliers, or use well graded sand mixed with NHL 2 Hydraulic lime mix 3 sand to 1 lime.

This is a fairly soft mortar but is considered acceptable for the walls of a building and is a sympathetic choice to secure the brickwork in the future.

On this basis approval is recommended condition 7 is discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	18th October 2021	Dated:	19 October 2021