

## 16 St Peter's Road

### Condition Discharge

REFERING TO APPLICATION 22/1755/LBC  
DECISION NOTICE 1 SEPTEMBER 2022

DETAILED APPLICATION:  
**U0136962**

#### Rooflights

All replacement and new rooflights to the main house should be conservation style and flush with the roof.

#### REASON

To ensure the materials used are in keeping with the surrounding St Margarets Conservation Area and setting of the Grade II Listed site.

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#### Condition Discharge Statement:

We confirm that all replacement and new roof lights to the main house will be conservation style and low profile. The detail construction drawings attached to this condition show that the roof lights will have minimal weathering upstand and pitch. The existing roof light to the main house are shown on drawing Su21.

#### The roof light:

To the main roof of the building, the roof lights will be plateau conservation roof lights on tern coated stainless steel.

The roof light in slate pitched roof will be CI low profile conservation roof light with lead flashings.

All roof lights are as shown on construction drawing detail for roof lights Sk42, Sk44A, Sk45A, Sk46, and Sk47.

#### New extension:

The proposed roof material for the new extension will be a tern coated stainless steel roof with a low profile stainless steel roof light as Glazing Vision ("walk on" i.e. pitch of glass – roof light) as shown on drawing Sk80 and Sk81.

It should be noted that the proposed plan of the roof light to the main roof differs from the approved drawing. Accompanying this discharge of condition application is a planning and listed building consent application ref. PP-13578751 for minor amendments to the approved scheme. These new proposals include new PVs on the main roof and new roof light openings. If the amendments proposed are refused permission, the roof lights details and type will still apply, the roof light dimensions change so that they become a direct replacement of the existing roof lights, the type and detail for the roof light remain as shown on the information and drawings attached.

#### Condition Discharge Documents:

Please refer to BHA drawings:

- Su07\_Existing Roof Plan
- Su21\_Existing Main Roof Photographs
- Sk26D\_Proposed General Arrangement Roof Plan
- Sk29A\_Proposed Northeast (Rear) GA Elevation
- Sk41A\_Proposed Second Floor Sections A-A, B-B, C-C
- Sk44A\_Conservation Roof light nRL02 Detail Assembly
- Sk45A\_Conservation Roof light nRL03 Detail Assembly
- Sk46\_nRL06 & nRL04 Roof light Detail Assembly
- Sk47\_Typical Plateau Conservation Roof light Details
- Sk80\_Main Kitchen Extension Section X-X
- Sk81\_Main Kitchen Extension Section Y-Y



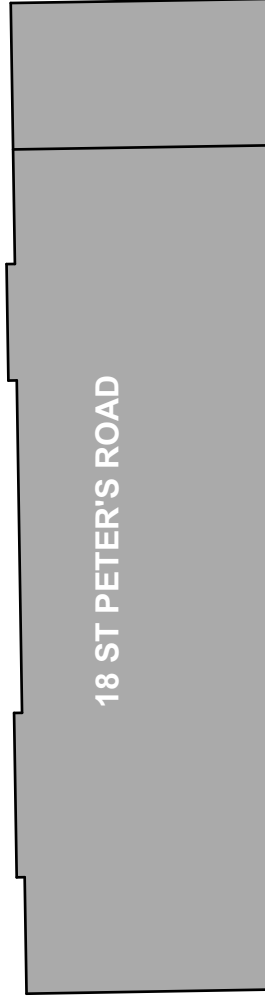
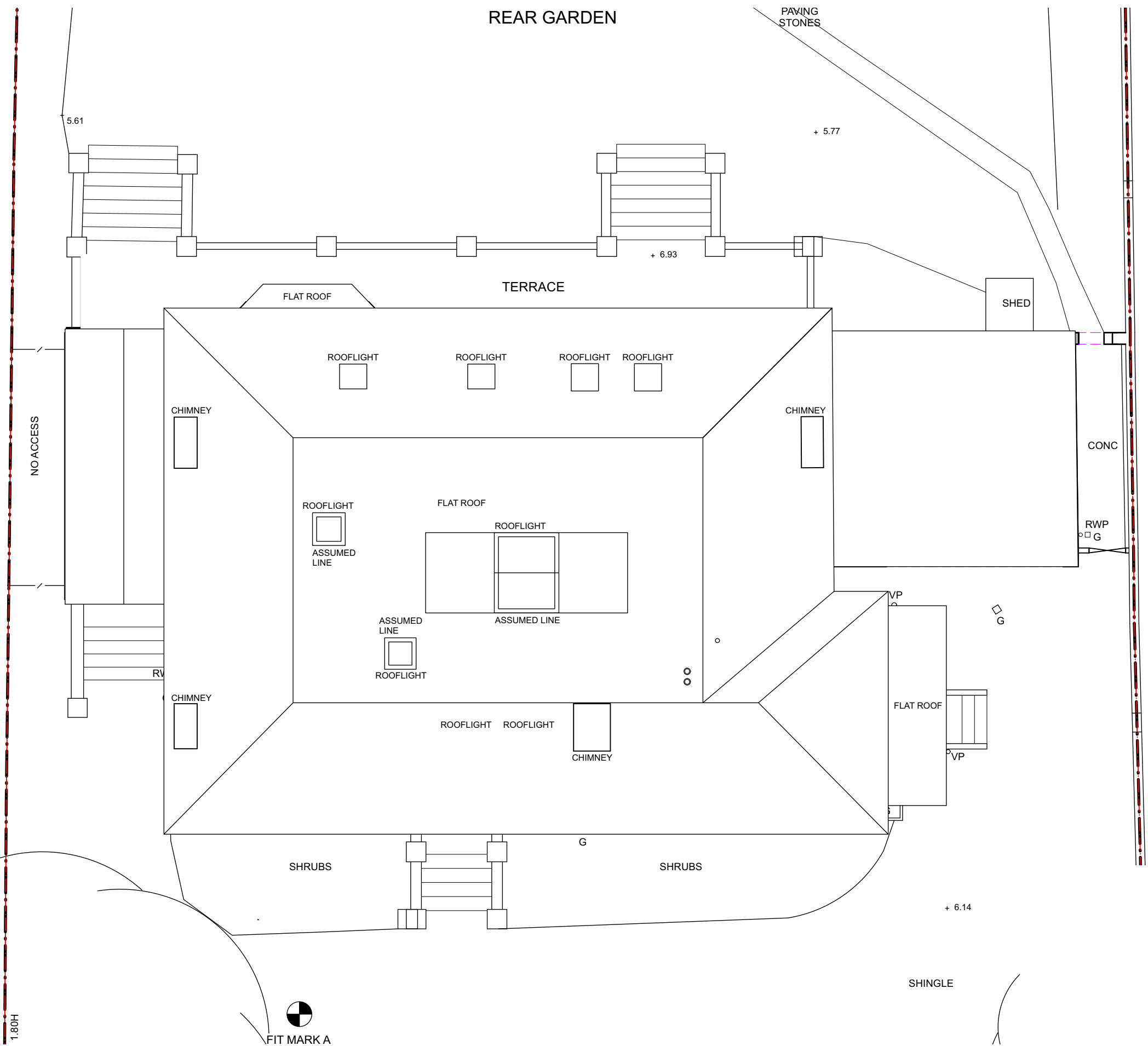
NB: THIS DRAWING IS BASED ON DRAWING NO: 0582(00)06A BY DYER GRIMES ARCHITECTS. DO NOT SCALE.



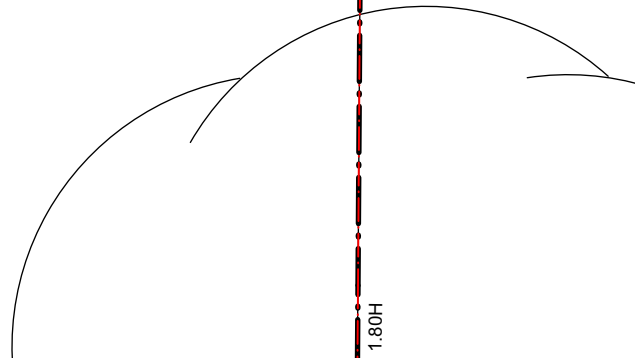
14A ST PETER'S ROAD

FIT MARK B

REAR GARDEN

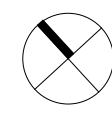
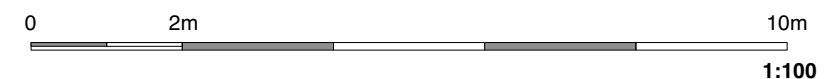


18 ST PETER'S ROAD



FIT MARK A

1.80H





**03.**  
Existing Service Vent Pipes  
(February 2023)



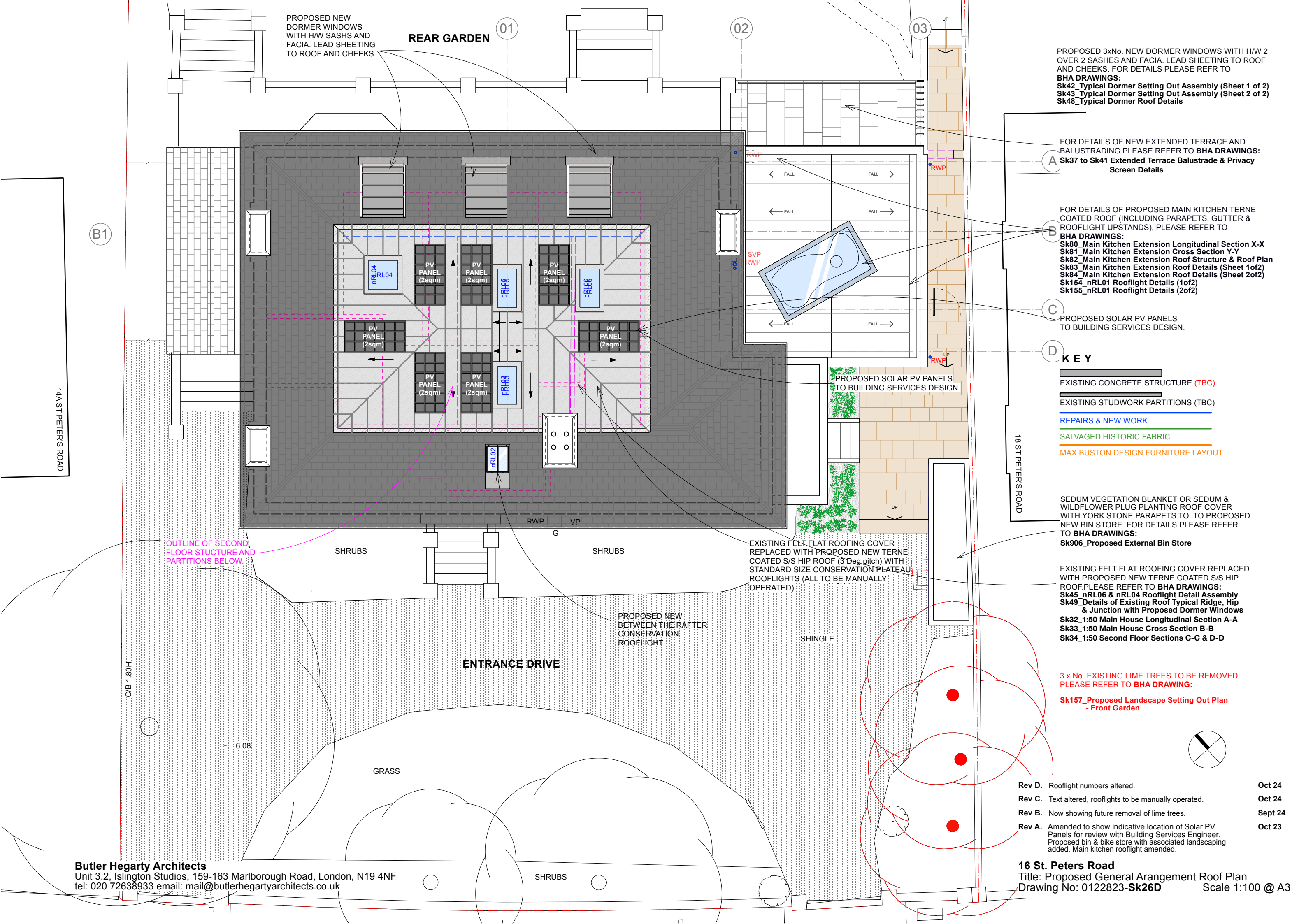
**04.**  
Existing Rear Elevation from Younique Gardens  
(February 2023)



**01.**  
Existing Roof looking towards 14a St Peters Road  
(February 2023)



**02.**  
Existing Roof looking towards 18 St Peters Road  
(February 2023)



PROPOSED NEW DORMER WINDOWS WITH H/W SASHES AND FACIA. LEAD SHEETING TO ROOF AND CHEEKS

REAR GARDEN

01

02

03

PROPOSED 3xNo. NEW DORMER WINDOWS WITH H/W 2 OVER 2 SASHES AND FACIA. LEAD SHEETING TO ROOF AND CHEEKS. FOR DETAILS PLEASE REFER TO BHA DRAWINGS:  
 Sk42\_Typical Dormer Setting Out Assembly (Sheet 1 of 2)  
 Sk43\_Typical Dormer Setting Out Assembly (Sheet 2 of 2)  
 Sk48\_Typical Dormer Roof Details

FOR DETAILS OF NEW EXTENDED TERRACE AND BALUSTRADING PLEASE REFER TO BHA DRAWINGS:  
 Sk37 to Sk41 Extended Terrace Balustrade & Privacy Screen Details

FOR DETAILS OF PROPOSED MAIN KITCHEN TERNE COATED ROOF (INCLUDING PARAPETS, GUTTER & ROOFLIGHT UPSTANDS), PLEASE REFER TO BHA DRAWINGS:  
 Sk80\_Main Kitchen Extension Longitudinal Section X-X  
 Sk81\_Main Kitchen Extension Cross Section Y-Y  
 Sk82\_Main Kitchen Extension Roof Structure & Roof Plan  
 Sk83\_Main Kitchen Extension Roof Details (Sheet 1of2)  
 Sk84\_Main Kitchen Extension Roof Details (Sheet 2of2)  
 Sk154\_nRL01 Rooflight Details (1of2)  
 Sk155\_nRL01 Rooflight Details (2of2)

PROPOSED SOLAR PV PANELS TO BUILDING SERVICES DESIGN.

- KEY**
- EXISTING CONCRETE STRUCTURE (TBC)
  - EXISTING STUDWORK PARTITIONS (TBC)
  - REPAIRS & NEW WORK
  - SALVAGED HISTORIC FABRIC
  - MAX BUSTON DESIGN FURNITURE LAYOUT

SEDUM VEGETATION BLANKET OR SEDUM & WILDFLOWER PLUG PLANTING ROOF COVER WITH YORK STONE PARAPETS TO TO PROPOSED NEW BIN STORE. FOR DETAILS PLEASE REFER TO BHA DRAWINGS:  
 Sk906\_Proposed External Bin Store

EXISTING FELT FLAT ROOFING COVER REPLACED WITH PROPOSED NEW TERNE COATED S/S HIP ROOF. PLEASE REFER TO BHA DRAWINGS:  
 Sk45\_nRL06 & nRL04 Rooflight Detail Assembly  
 Sk49\_Details of Existing Roof Typical Ridge, Hip & Junction with Proposed Dormer Windows  
 Sk32\_1:50 Main House Longitudinal Section A-A  
 Sk33\_1:50 Main House Cross Section B-B  
 Sk34\_1:50 Second Floor Sections C-C & D-D

3 x No. EXISTING LIME TREES TO BE REMOVED. PLEASE REFER TO BHA DRAWING:  
 Sk157\_Proposed Landscape Setting Out Plan - Front Garden

- Rev D. Rooflight numbers altered. Oct 24
- Rev C. Text altered, rooflights to be manually operated. Oct 24
- Rev B. Now showing future removal of lime trees. Sept 24
- Rev A. Amended to show indicative location of Solar PV Panels for review with Building Services Engineer. Proposed bin & bike store with associated landscaping added. Main kitchen rooflight amended. Oct 23

16 St. Peters Road  
 Title: Proposed General Arrangement Roof Plan  
 Drawing No: 0122823-Sk26D Scale 1:100 @ A3

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 tel: 020 72638933 email: mail@butlerhegartyarchitects.co.uk

14A ST PETERS ROAD

18 ST PETERS ROAD

OUTLINE OF SECOND FLOOR STRUCTURE AND PARTITIONS BELOW:

SHRUBS

SHRUBS

EXISTING FELT FLAT ROOFING COVER REPLACED WITH PROPOSED NEW TERNE COATED S/S HIP ROOF (3° Deg pitch) WITH STANDARD SIZE CONSERVATION PLATEAU ROOFLIGHTS (ALL TO BE MANUALLY OPERATED)

PROPOSED NEW BETWEEN THE RAFTER CONSERVATION ROOFLIGHT

SHINGLE

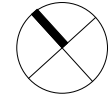
ENTRANCE DRIVE

GRASS

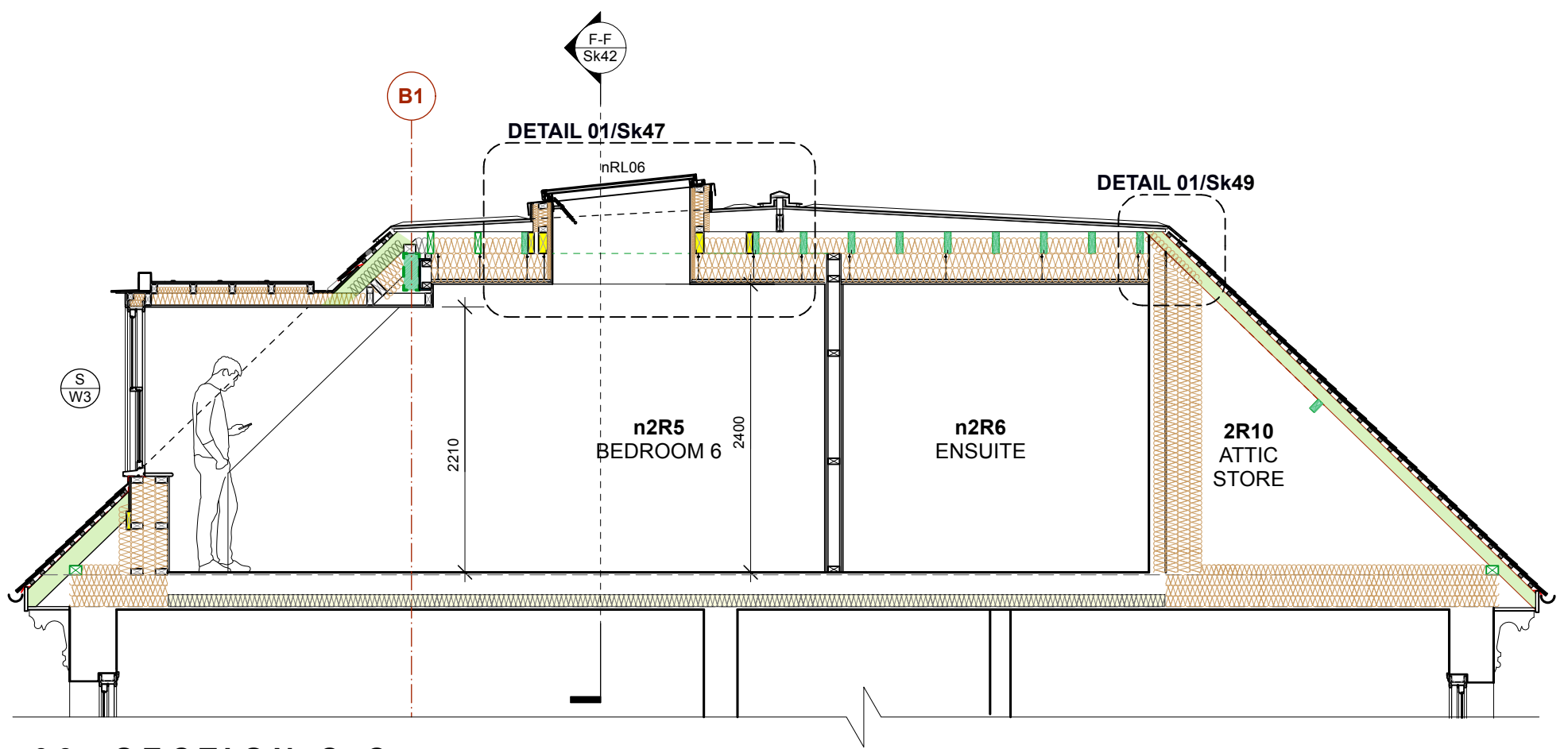
SHRUBS

C/B 1.80H

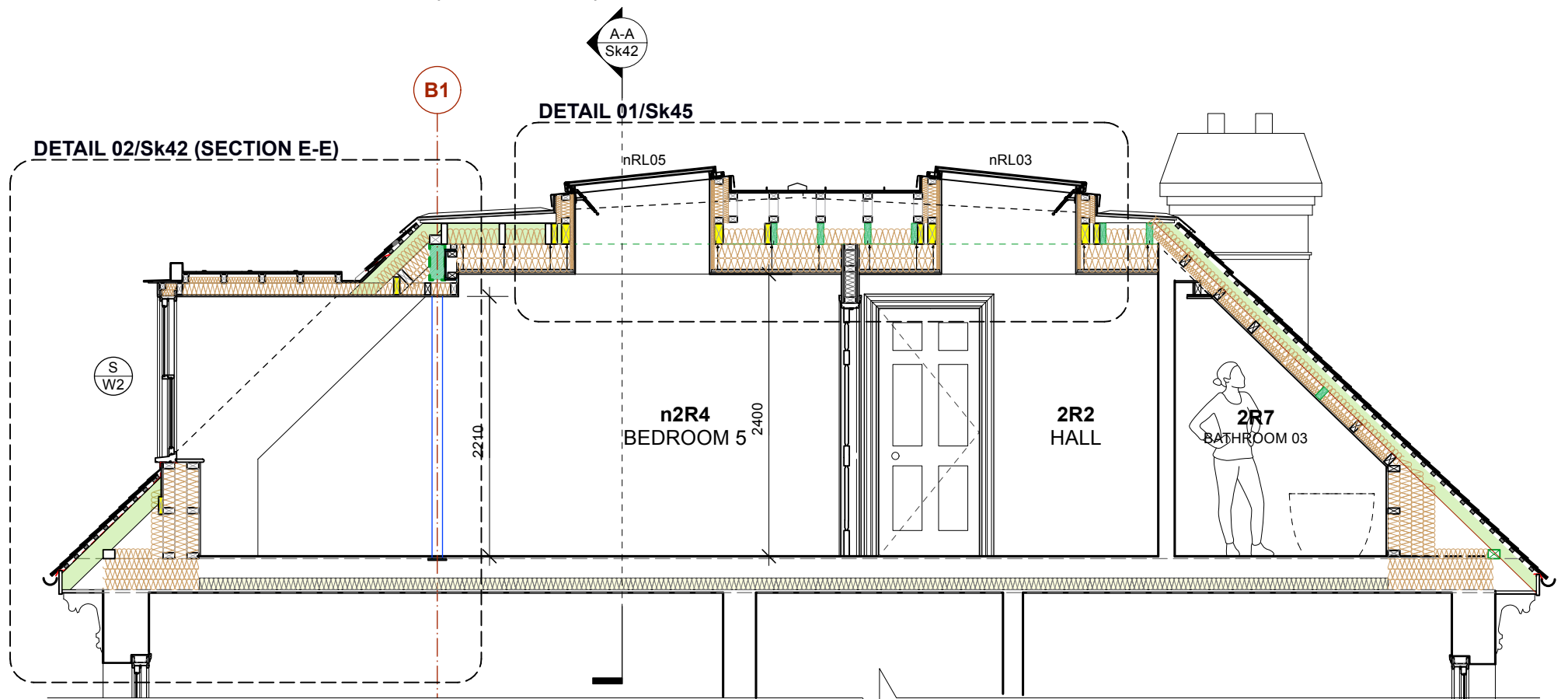
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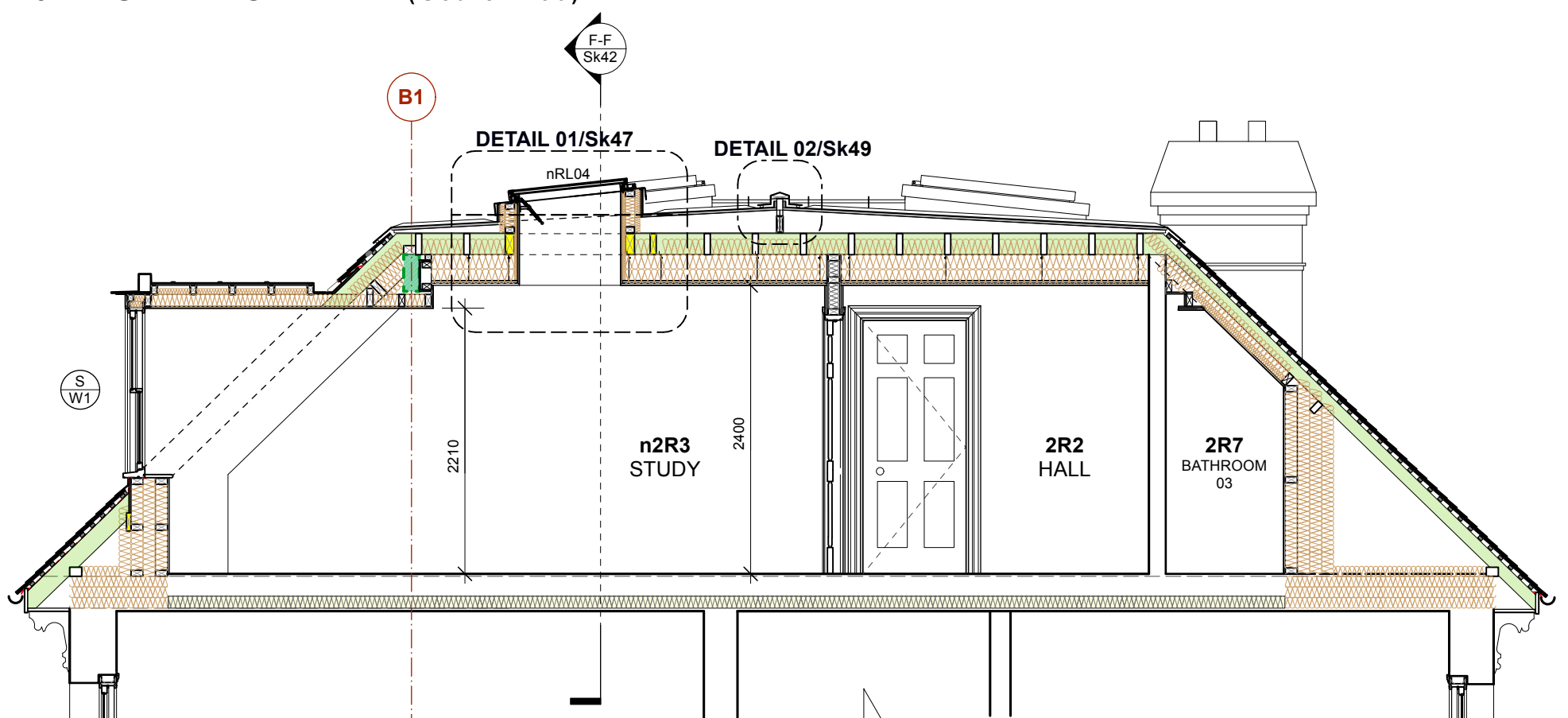




03. SECTION C-C (Scale 1:50)



02. SECTION B-B (Scale 1:50)



01. SECTION C-C (Scale 1:50)