

## 16 St Peter's Road

### Condition Discharge

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

DETAILED APPLICATION:  
**U0136969**

#### Details required:

Prior to the commencement of the development, details and detailed drawings (at scale 1:5 or 1:10) to be used in the construction of the following hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

- New windows or doors proposed to the extension.
- New balustrade to the rear terrace
- New internal doors
- All replacement and new conservation rooflights
- Development shall be carried out in accordance with the approved details and retained as such thereafter

#### REASON

In order to safeguard the special architectural or historic interest of the grade II listed building and character of the Conservation Area.

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#### Condition Discharge Statement:

The construction details accompany this condition discharge application are listed below for each of the areas requested in the condition. The information submitted with related condition discharge application ref. U0136961 augment and support this information below submitted with this application.

The proposed replacement and new roof light are shown on the attached detailed drawings. The information submitted with related condition discharge application ref. U0136962 augment and support this information below submitted with this application.

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 will still apply, the roof light dimensions change so that they become a direct replacement of the existing roof lights, the type and detail remain as shown on the information attached.

#### Condition Discharge Documents:

Please refer to BHA drawings:

New windows or doors proposed to the extension:

- Sk30\_Main Kitchen Extension Northeast Elevation
- Sk145\_nDG05 Frameless Glazed Sliding Door Details (Sheet 1of2)
- Sk146\_nDG05 Frameless Glazed Sliding Door Details (Sheet 2of2)

New balustrade to the rear terrace:

- Sk37B\_Extended Terrace Balustrade & Privacy Screen Details (1of5)
- Sk38B\_Extended Terrace Balustrade & Privacy Screen Details (2of5)
- Sk39B\_Extended Terrace Balustrade & Privacy Screen Details (3of5)
- Sk40A\_Extended Terrace Balustrade & Privacy Screen Details (4of5)
- Sk41A\_Extended Terrace Balustrade & Privacy Screen Details (5of5)

New internal doors:

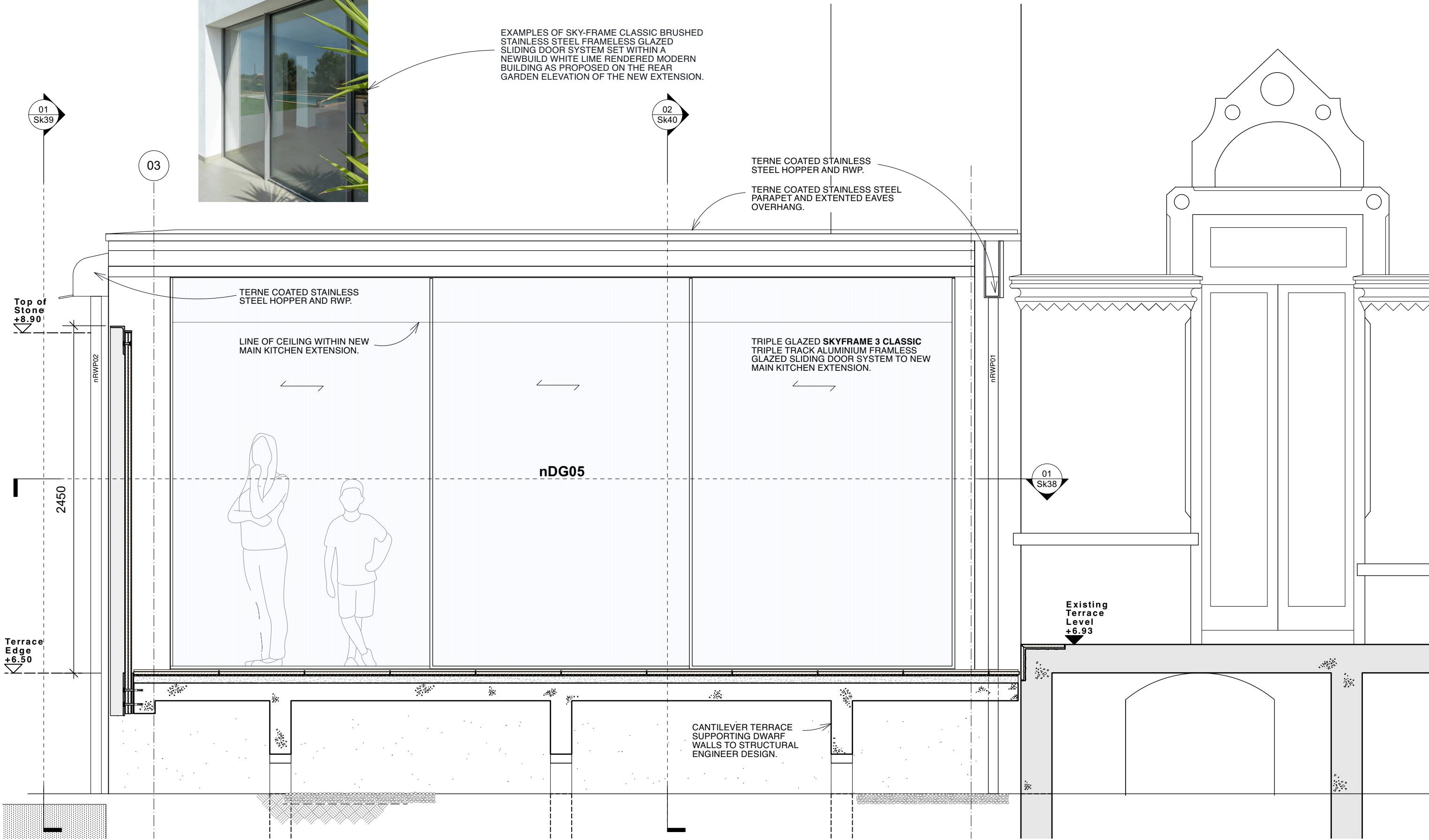
- Sk918A\_Location Plans for Proposed New Internal Doors
- Sk800\_ Door Schedule (Ground Floor)
- Sk801\_ Door Schedule (First Floor and Second Floor)
- Sk127\_Proposed Door nDG01 Details (1 of 2)
- Sk128\_Proposed Door nDG01 Details (2 of 2)
- Sk85\_ Proposed Door nDG02 Plan Section and Elevation
- Sk86B\_ Proposed Door nDG02 Internal Elevation and Detail
- Sk87\_ Proposed Door nDG03 Plan Section & Elevation
- Sk88\_ Proposed Door nDG03 Plan and Section Detail
- Sk133\_ Proposed Door nDG04 Plan Section & Elevation
- Sk134\_ Proposed Door nDG04 Details
- Sk30\_ Main Kitchen Extension North East Elevation
- Sk145\_ nDG05 Frameless Glazed Sliding Door Details (1 of 2)
- Sk146\_ nDG05 Frameless Glazed Sliding Door Details (Sheet 2of2)
- Sk144\_ Proposed Door nDF01 Details
- Sk141\_ Proposed Master Ensuite nDF03 Details
- Sk142\_ Proposed Master Ensuite nDF02 Details
- Sk143\_ nDF02 and nDF03 Structural Openings
- Sk129A\_ Proposed 2nd Floor Door nDS01
- Sk130\_ Proposed 2nd Floor Door Type A nDS02, 03& 04 Details (1 of 2)
- Sk131\_ Proposed 2nd Floor Door Type A nDS02, 03 & 04 Details (2 of 2)
- Sk132\_ Proposed 2nd Floor Door Type B Details (nDS05 Jib Door to n2R6 Ensuite)

Replacement and new conservation roof lights:

- Su07\_Existing Roof Plan
- Su21\_Existing Main Roof Photographs
- Sk26D\_Proposed General Arrangement Roof Plan
- Sk29A\_Proposed Northeast (Rear) GA Elevation
- 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



EXAMPLES OF SKY-FRAME CLASSIC BRUSHED STAINLESS STEEL FRAMELESS GLAZED SLIDING DOOR SYSTEM SET WITHIN A NEWBUILD WHITE LIME RENDERED MODERN BUILDING AS PROPOSED ON THE REAR GARDEN ELEVATION OF THE NEW EXTENSION.



**01. MAIN KITCHEN EXTENSION NORTH EAST ELEVATION  
(Scale 1:25)**

To be read in conjunction with BHA Drawings Sk38, Sk39 and Sk40

**Butler Hegarty Architects**  
Unit 3.3, Islington Studios, 159-163 Marlborough Road, London, N19 4NF  
tel: 020 72638933 email: mail@butlerhegartyarchitects.co.uk



**DO NOT SCALE**

**16 St. Peters Road**  
Title: Main Kitchen Extension North East Elevation  
Drawing No: 0122823-Sk30 Scale 1:25 @ A3

TERNE COATED STEEL PARAPET COPPING ON 10mm MULTIBOARD FIXED WITH S/S TOP HAT PROFILES TO SECONDARY STEEL PARAPET FRAME.

SECONDARY STEEL SUPPORT POST AND TOP PFC PARAPET SUPPORT (DRAWN IN RED) FIXED TO .

100x50mm TANALISED S/W TIMBER PARAPET FRAMING

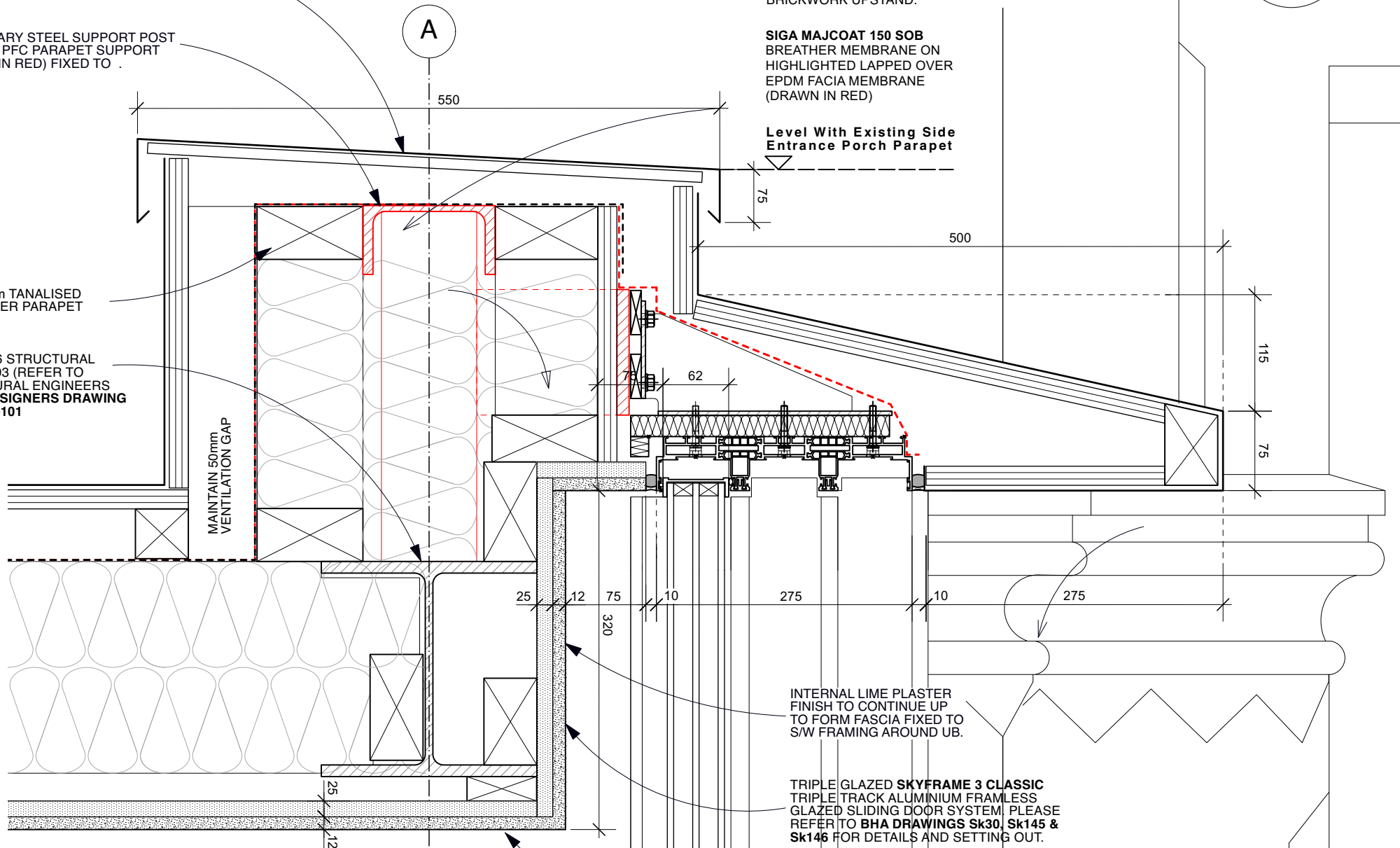
UC203x46 STRUCTURAL BEAM B-03 (REFER TO STRUCTURAL ENGINEERS ELITE DESIGNERS DRAWING 2023-166-101

MAINTAIN 50mm VENTILATION GAP

TERNE COATED STEEL PARAPET COPPING ON 18MM WBP PLYWOOD SUBSTRATE ON 10mm MULTIBOARD FIXED WITH S/S TOP HAT PROFILES ON BRICKWORK UPSTAND.

SIGA MAJCOAT 150 SOB BREATHER MEMBRANE ON HIGHLIGHTED LAPPED OVER EPDM FACIA MEMBRANE (DRAWN IN RED)

Level With Existing Side Entrance Porch Parapet



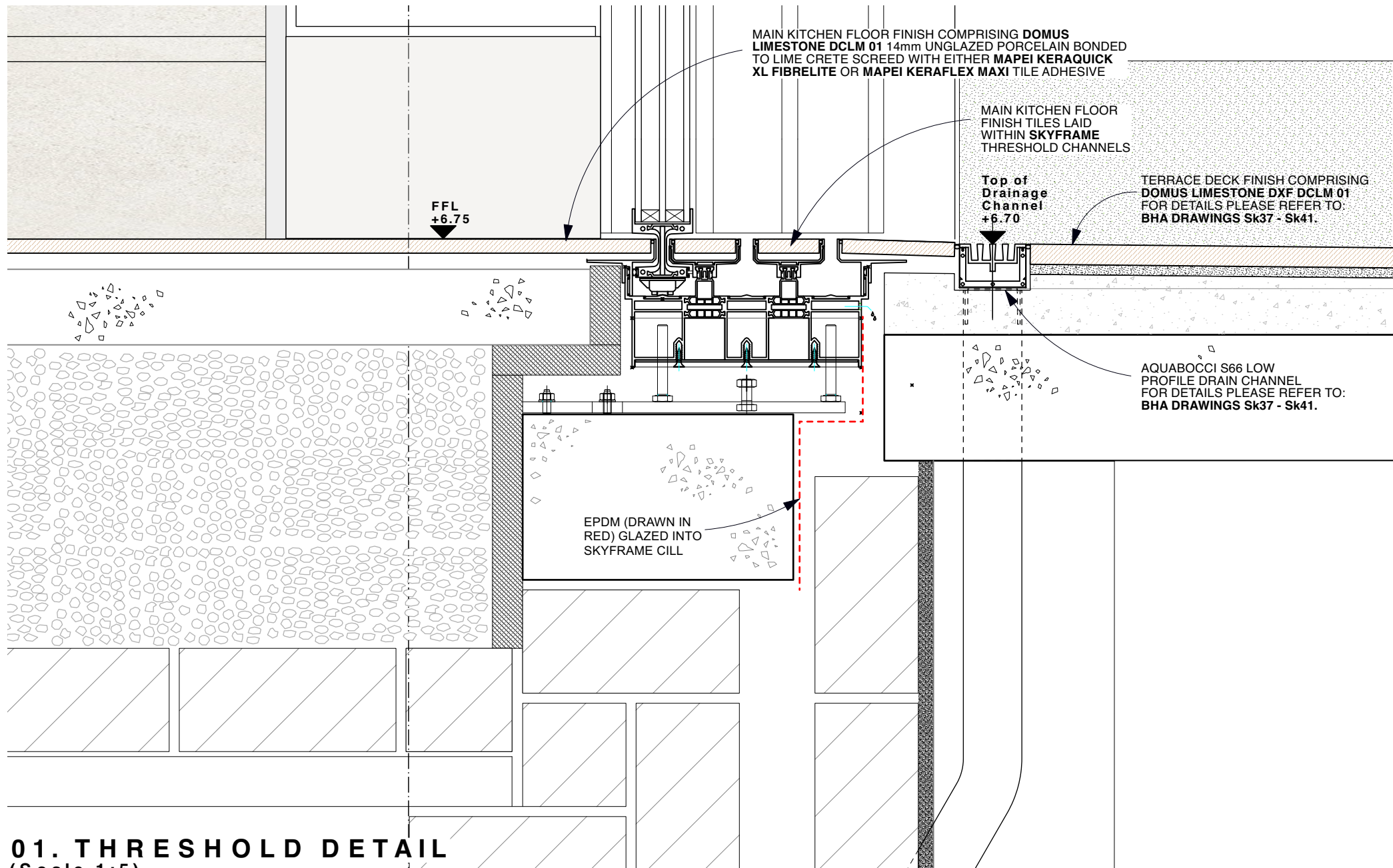
INTERNAL LIME PLASTER FINISH TO CONTINUE UP TO FORM FASCIA FIXED TO S/W FRAMING AROUND UB.

TRIPLE GLAZED SKYFRAME 3 CLASSIC TRIPLE TRACK ALUMINIUM FRAMLESS GLAZED SLIDING DOOR SYSTEM, PLEASE REFER TO BHA DRAWINGS Sk30, Sk145 & Sk146 FOR DETAILS AND SETTING OUT.

CEILING COMPRISING 15mm SAVOLIT PLUS WOOD WOOL BOARD INTERNAL LIME PLASTER FINISH COMPRISING:

- 3mm ISOVIT LIME (COAT APPLIED WITH A 10mm NOTCHED TROWEL)
- 4mm GLASS FIBRE MESH.
- 3mm ISOVIT LIME (TO COVER MESH GIVING A TOTAL BACKING COAT THICKNESS OF 6mm.)
- 2mm REABILITA CAL AC FINO (APPLIED IN TWO PASSES)

## 02. HEAD & EAVES DETAIL (Scale 1:5)



MAIN KITCHEN FLOOR FINISH COMPRISING DOMUS LIMESTONE DCLM 01 14mm UNGLAZED PORCELAIN BONDED TO LIME CRETE SCREED WITH EITHER MAPEI KERAQUICK XL FIBRELITE OR MAPEI KERAFLEX MAXI TILE ADHESIVE

MAIN KITCHEN FLOOR FINISH TILES LAID WITHIN SKYFRAME THRESHOLD CHANNELS

Top of Drainage Channel +6.70

TERRACE DECK FINISH COMPRISING DOMUS LIMESTONE DXF DCLM 01 FOR DETAILS PLEASE REFER TO: BHA DRAWINGS Sk37 - Sk41.

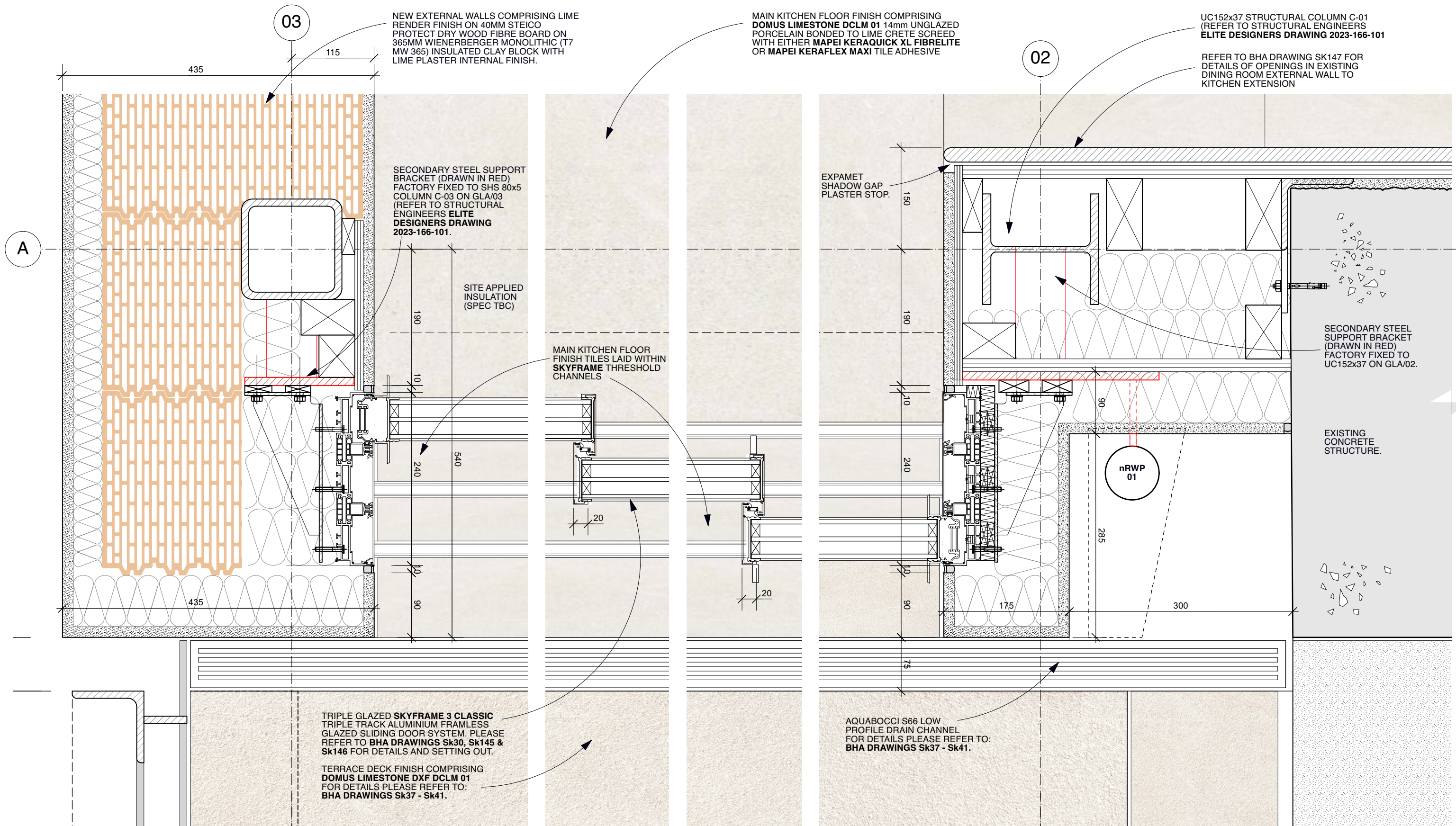
AQUABOCCI S66 LOW PROFILE DRAIN CHANNEL FOR DETAILS PLEASE REFER TO: BHA DRAWINGS Sk37 - Sk41.

EPDM (DRAWN IN RED) GLAZED INTO SKYFRAME CILL

## 01. THRESHOLD DETAIL (Scale 1:5)

0 100mm 500mm  
Scale 1:5



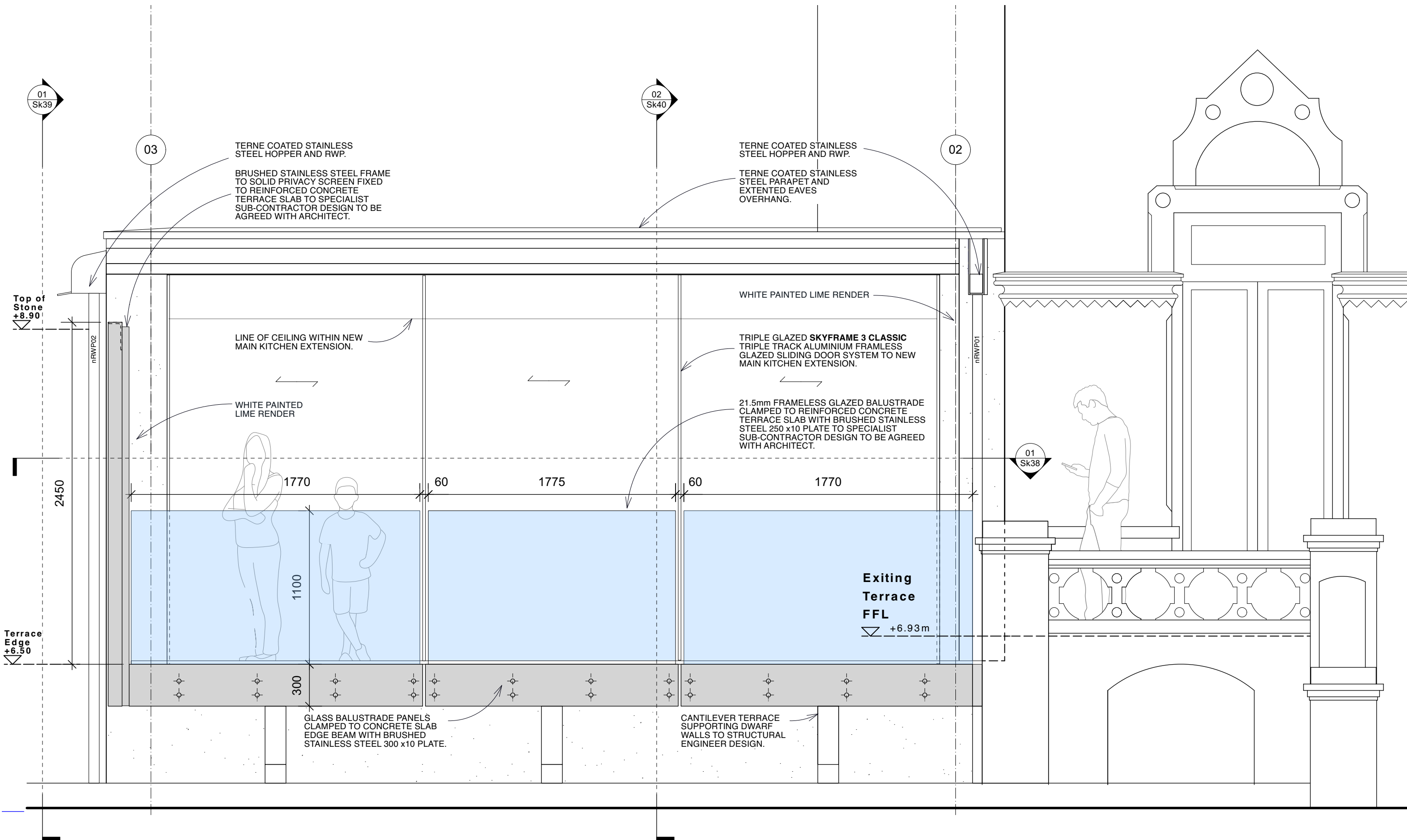


**01. JAMB DETAIL AT GRIDLINE A/03**  
(Scale 1:5)

**02. JAMB DETAIL AT GRIDLINE A/02**  
(Scale 1:5)



**DO NOT SCALE**



**01. FRAMELESS GLAZED BALUSTRADE ELEVATION**  
**(Scale 1:25)**

To be read in conjunction with BHA Drawings Sk38, Sk39 and Sk40

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

Rev B. Removal of Handrail on Terrace.

Oct 24

Rev A. Drawing amended following 24/05/24 client comments regarding terrace porcelain tile rail support system.

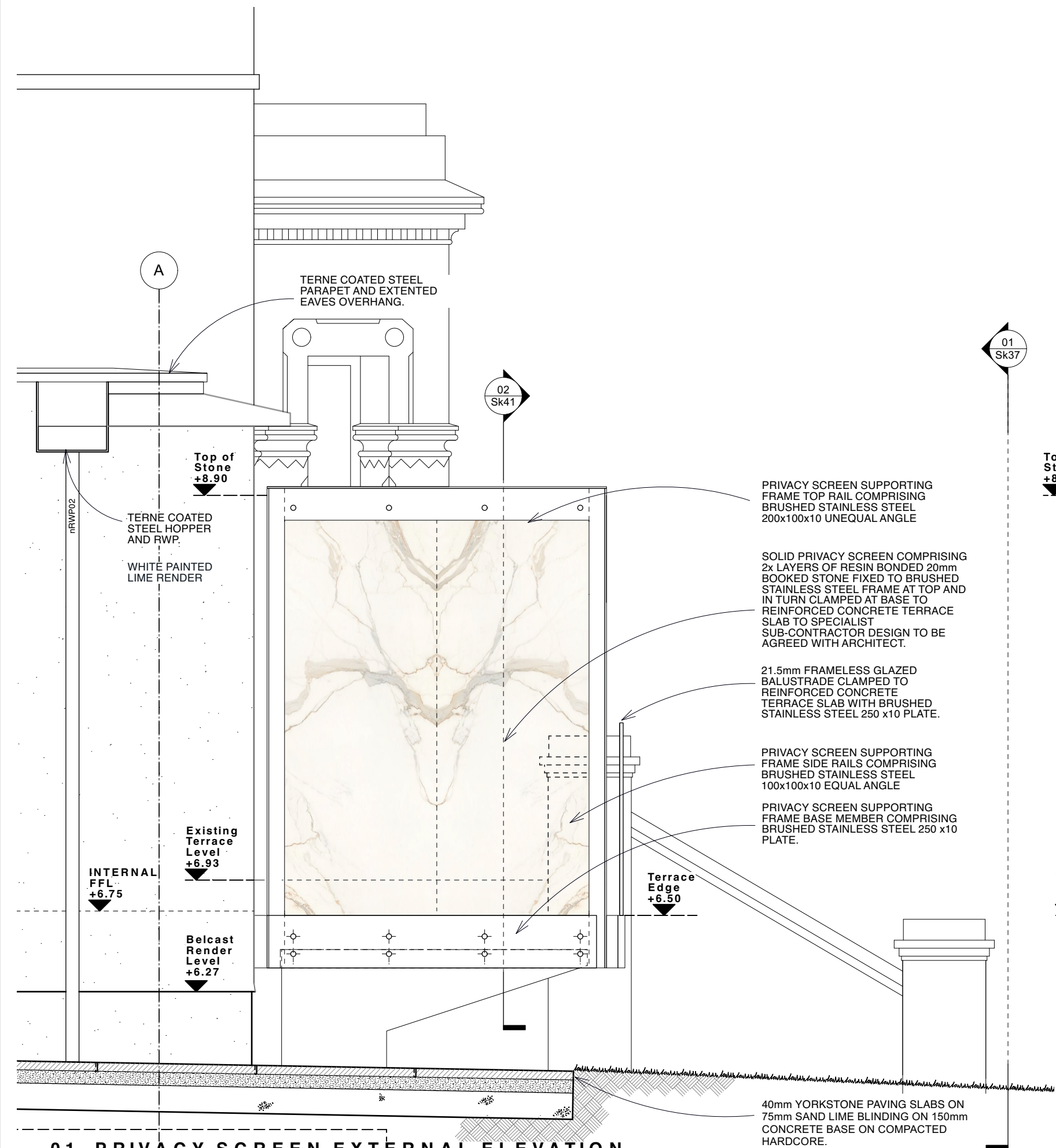
June 24

**16 St. Peters Road**  
 Title: Extended Terrace Balustrade & Privacy  
 Screen Details (Sheet 1of5)

Drawing No: 0122823-Sk37B

Scale 1:25 @ A3

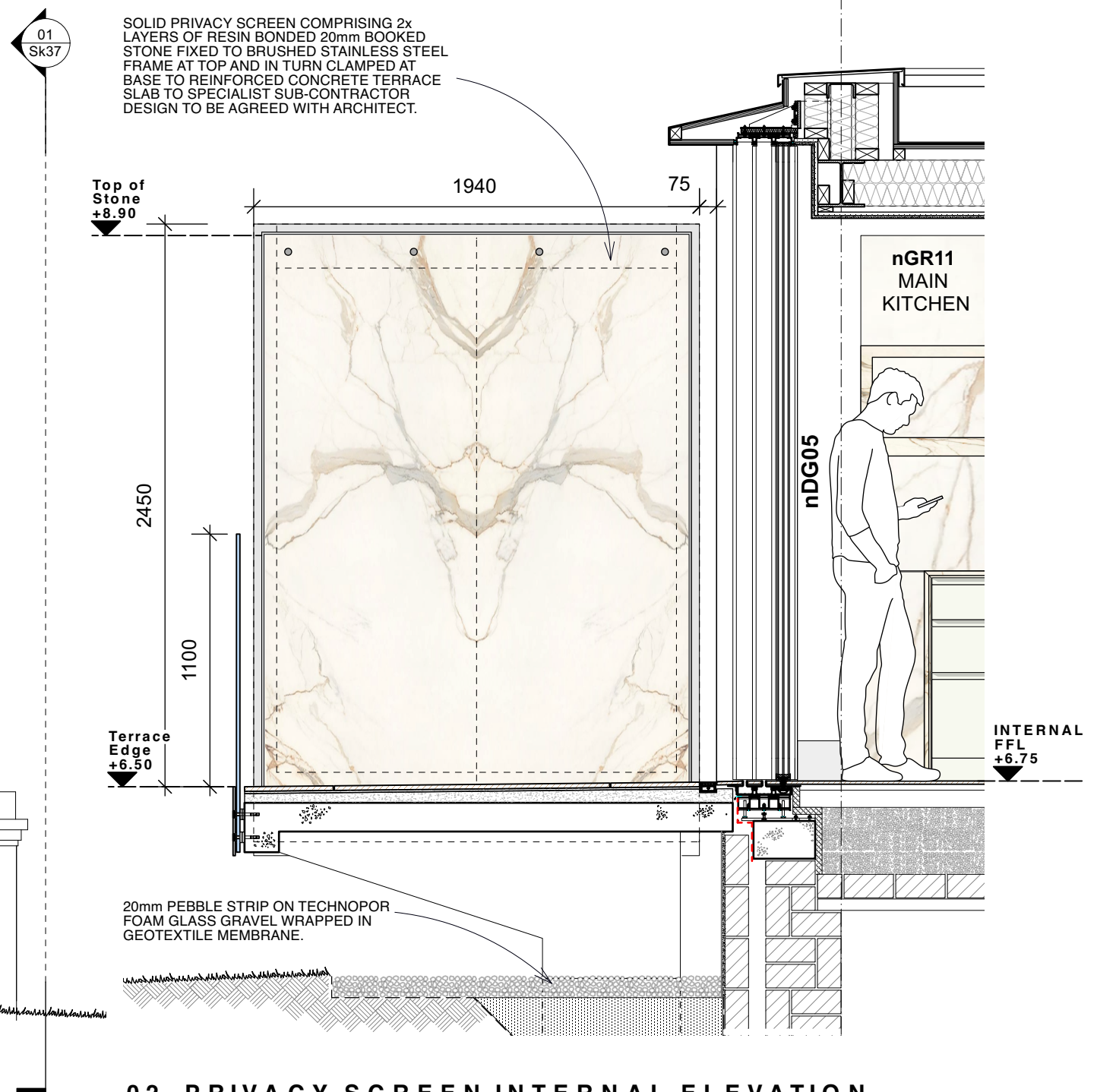




**01. PRIVACY SCREEN EXTERNAL ELEVATION.**  
(Scale 1:25)

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To be read in conjunction with BHA Drawings Sk37, Sk38 and Sk40



**02. PRIVACY SCREEN INTERNAL ELEVATION.**  
(Scale 1:25)

Rev B. Removal of Handrail on Terrace. Oct 24  
**16 St. Peters Road**  
Title: Extended Terrace Balustrade & Privacy Screen Details (Sheet 2of5)  
Drawing No: 0122823-Sk38B Scale 1:25 @ A3