

16 St Peter's Road

Condition Discharge

**REFERRING TO APPLICATION 22/1754/HOT
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.

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. U0136967 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. U0136968 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)
- Sk39B_Extended Terrace Balustrade & Privacy Screen Details (3of5)
- Sk40A_Extended Terrace Balustrade & Privacy Screen Details (4of5)

New internal doors:

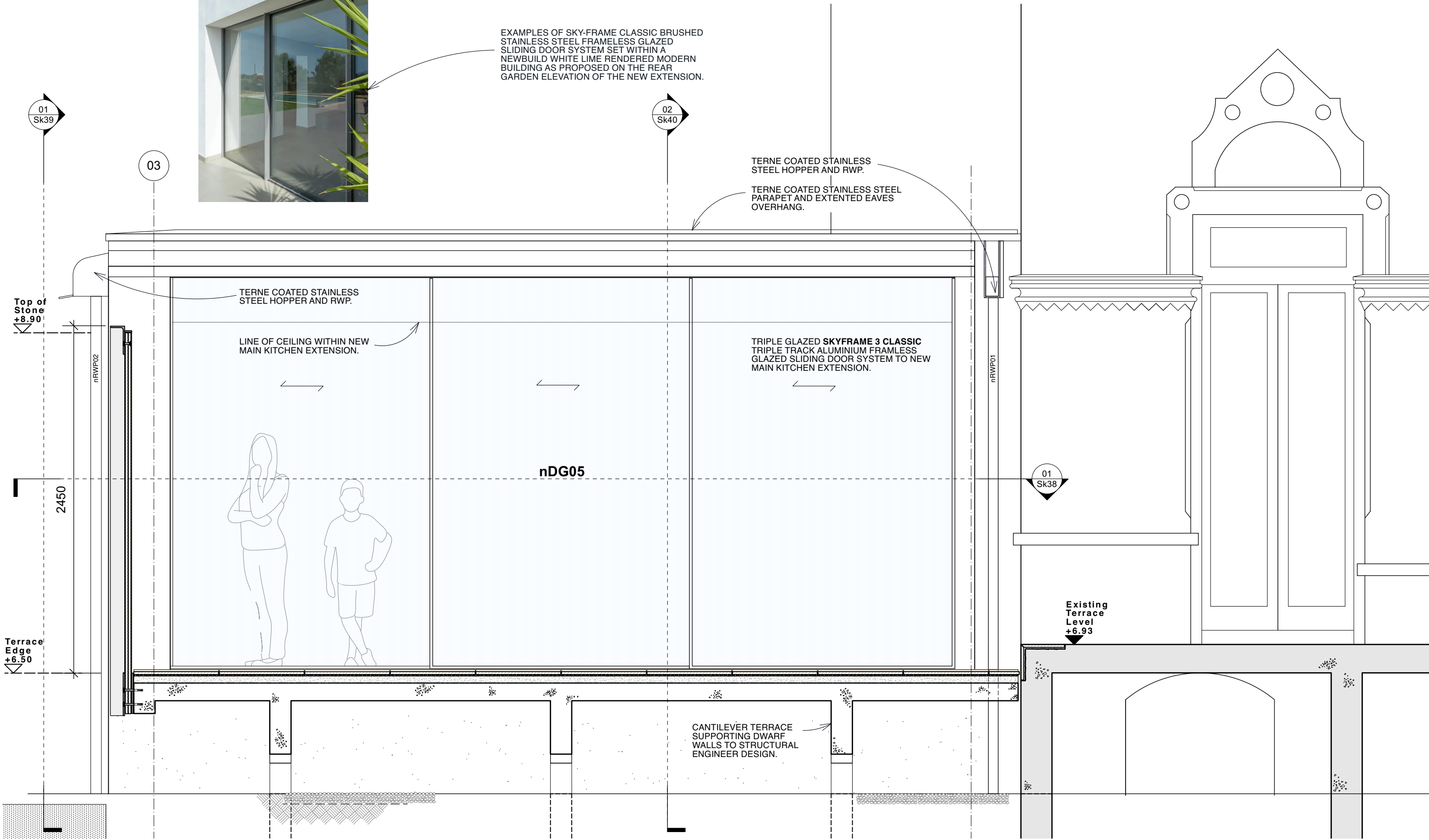
- Sk918A_Location Plans for Proposed New Internal Doors
- Sk800_ Door Schedule (Ground Floor)
- Sk801_ Door Schedule (First Floor and Second Floor)
- Sk127_Proposed Door nDG01 Details (1 of 2)
- Sk128_Proposed Door nDG01 Details (2 of 2)
- Sk85_ Proposed Door nDG02 Plan Section and Elevation
- Sk86B_ 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

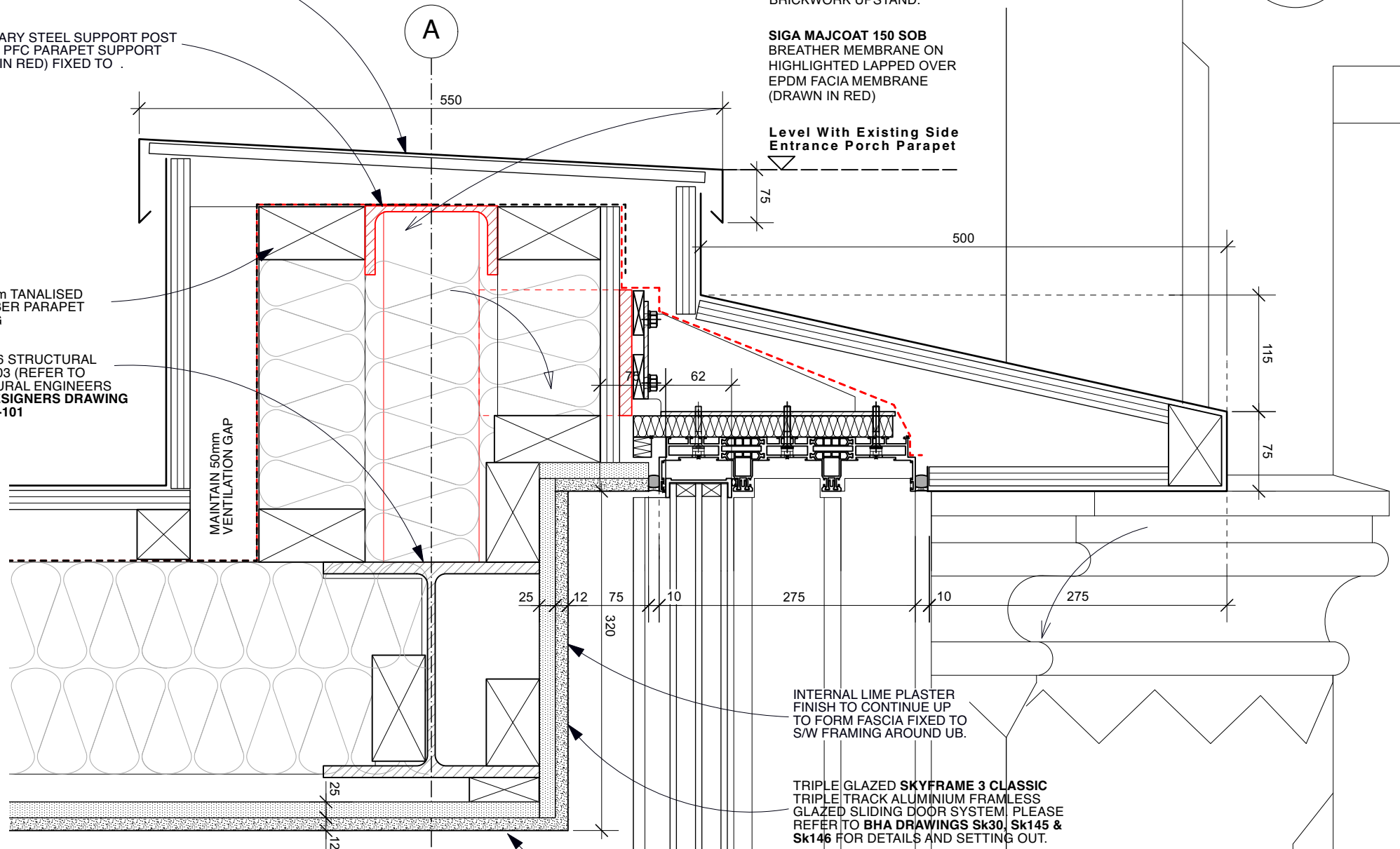
UC203x46 STRUCTURAL BEAM B-03 (REFER TO STRUCTURAL ENGINEERS ELITE DESIGNERS DRAWING 2023-166-101

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



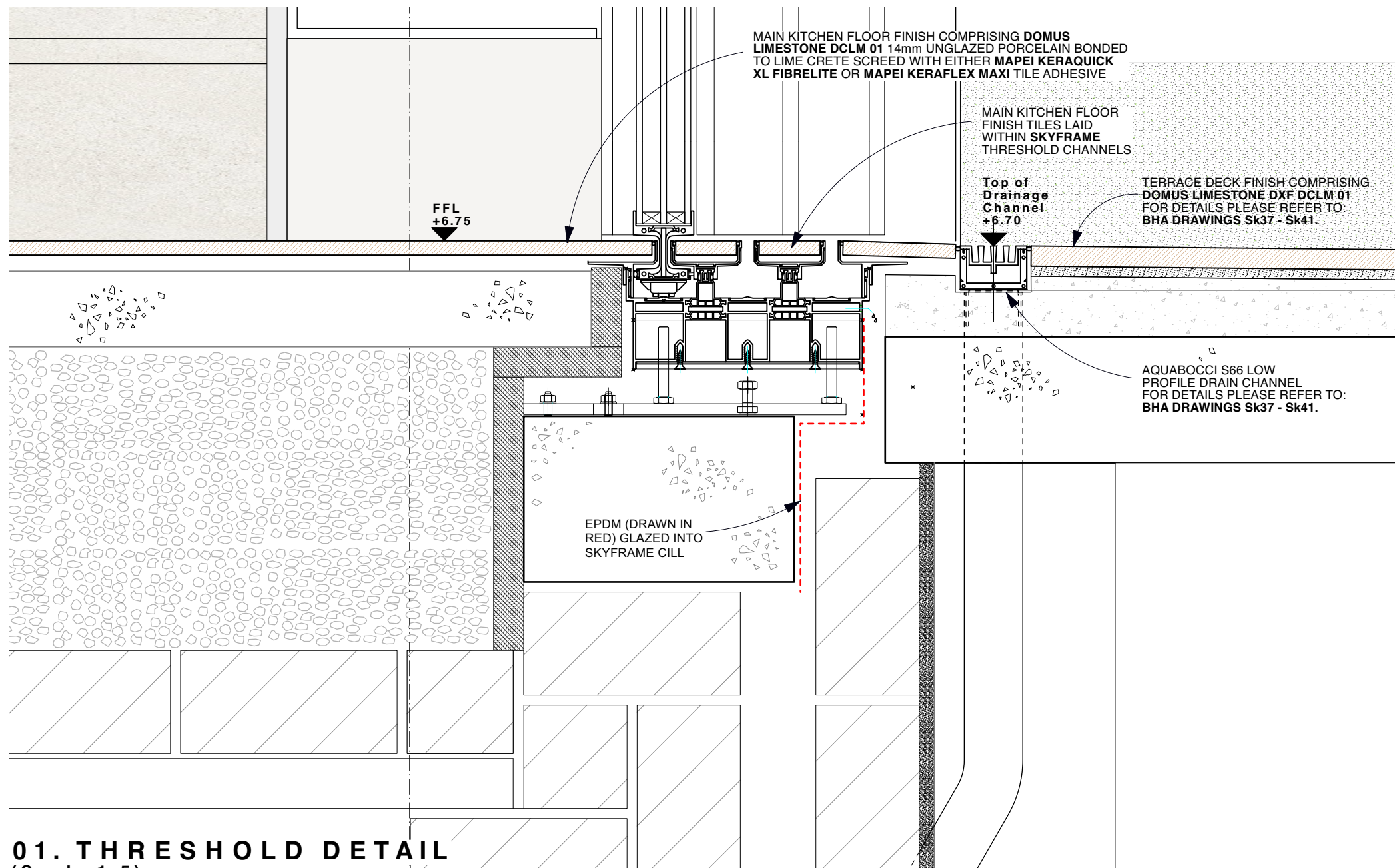
INTERNAL LIME PLASTER FINISH TO CONTINUE UP TO FORM FASCIA FIXED TO S/W FRAMING AROUND UB.

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

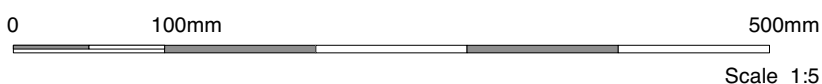
Top of Drainage Channel +6.70

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

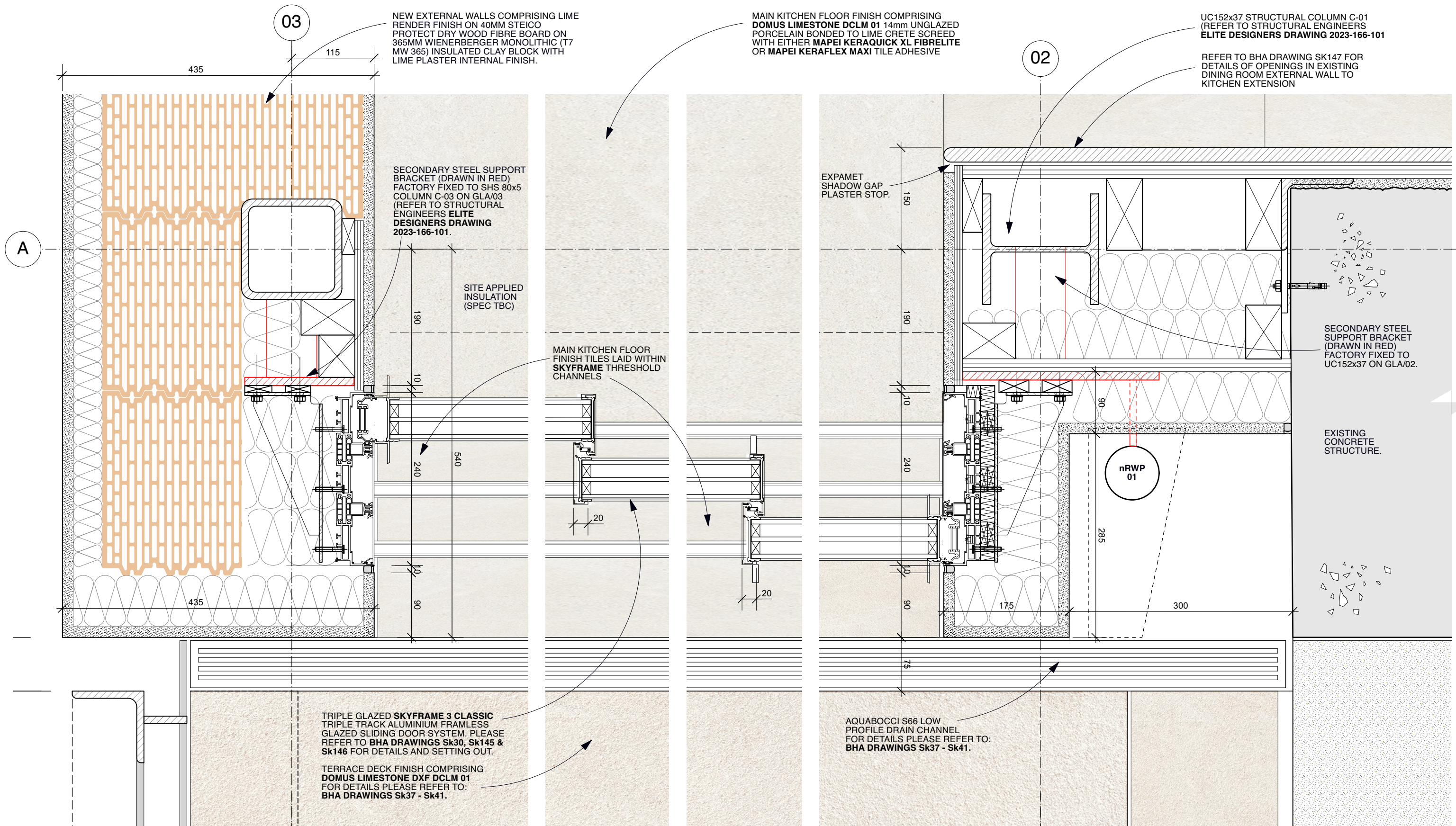
AQUABOCCI S66 LOW PROFILE DRAIN CHANNEL FOR DETAILS PLEASE REFER TO: BHA DRAWINGS Sk37 - Sk41.

EPDM (DRAWN IN RED) GLAZED INTO SKYFRAME CILL

01. THRESHOLD DETAIL
(Scale 1:5)



DO NOT SCALE

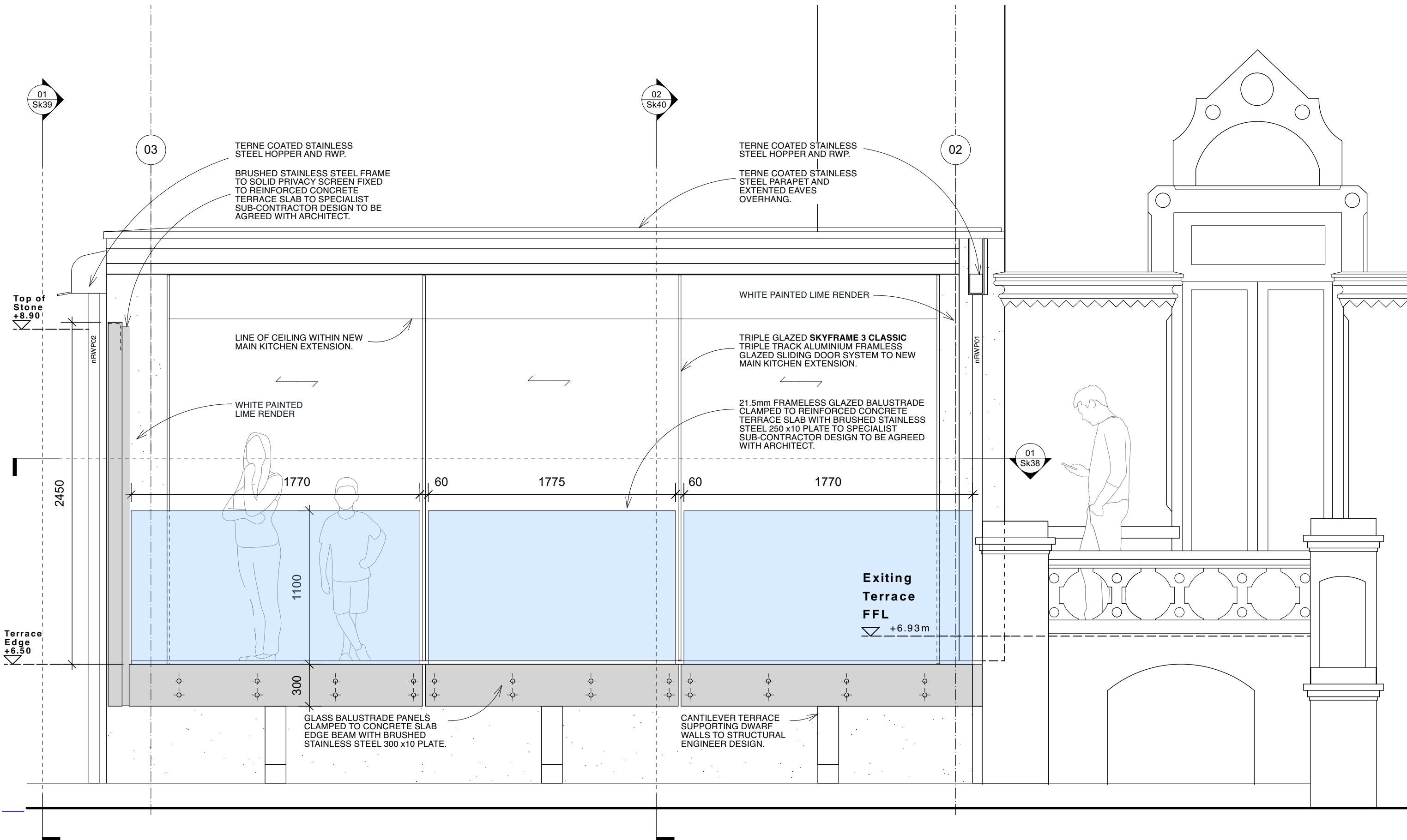


01. JAMB DETAIL AT GRIDLINE A/03
(Scale 1:5)

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

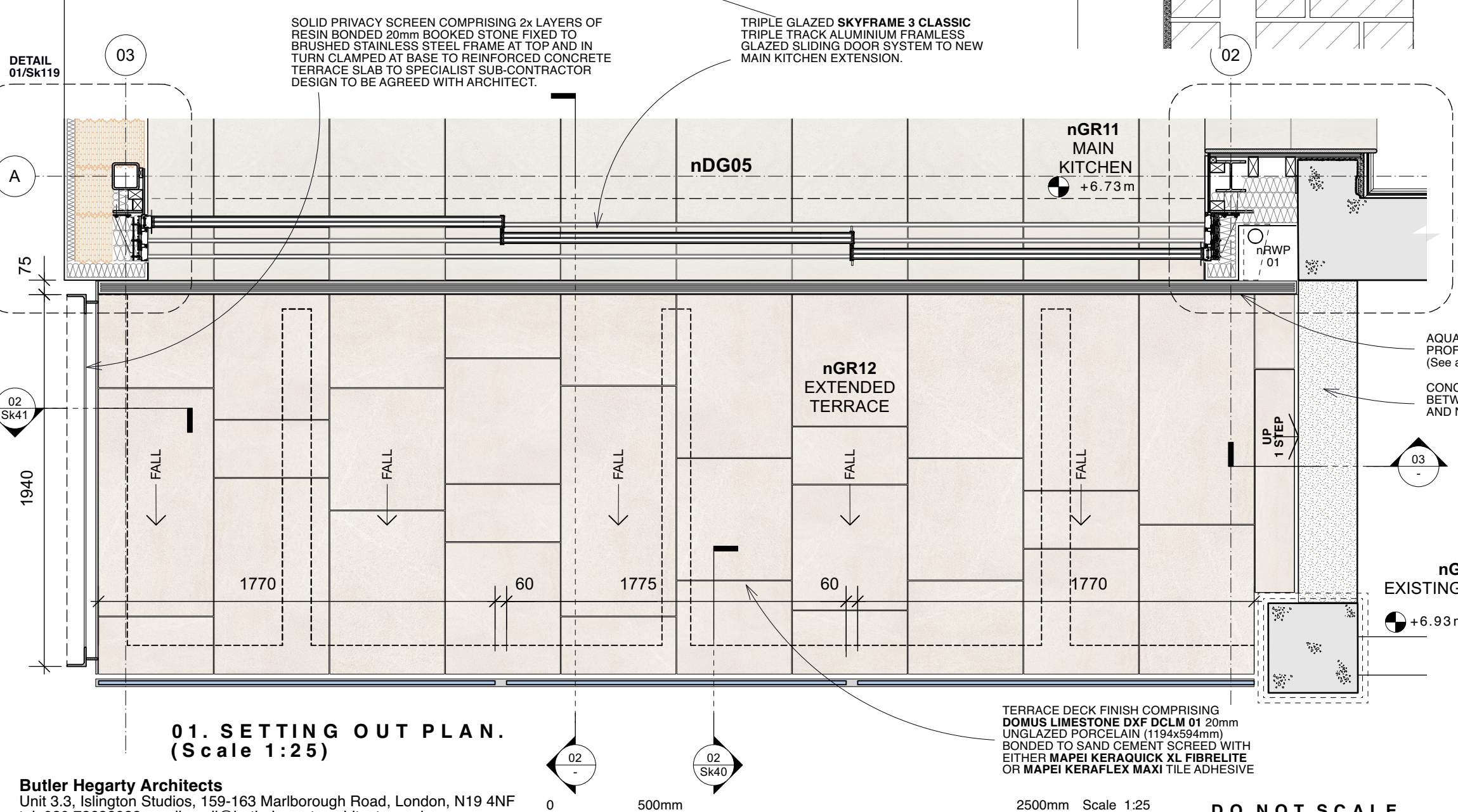
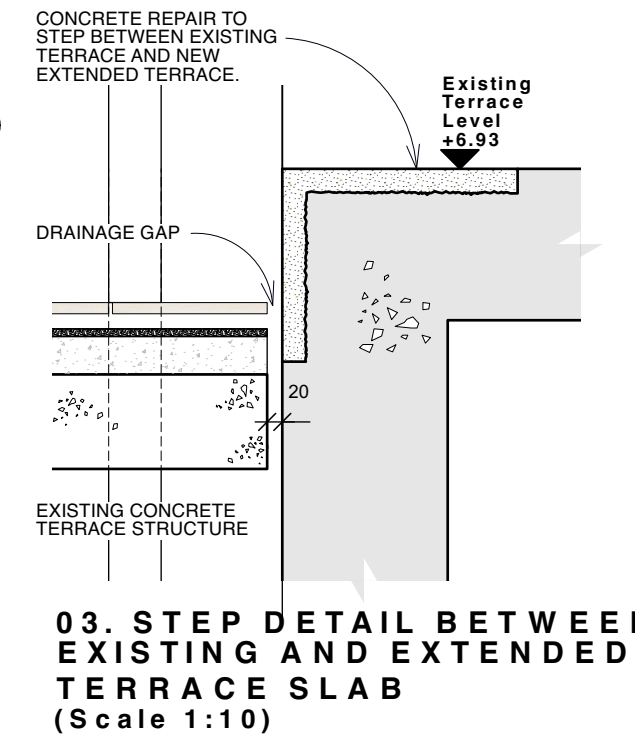
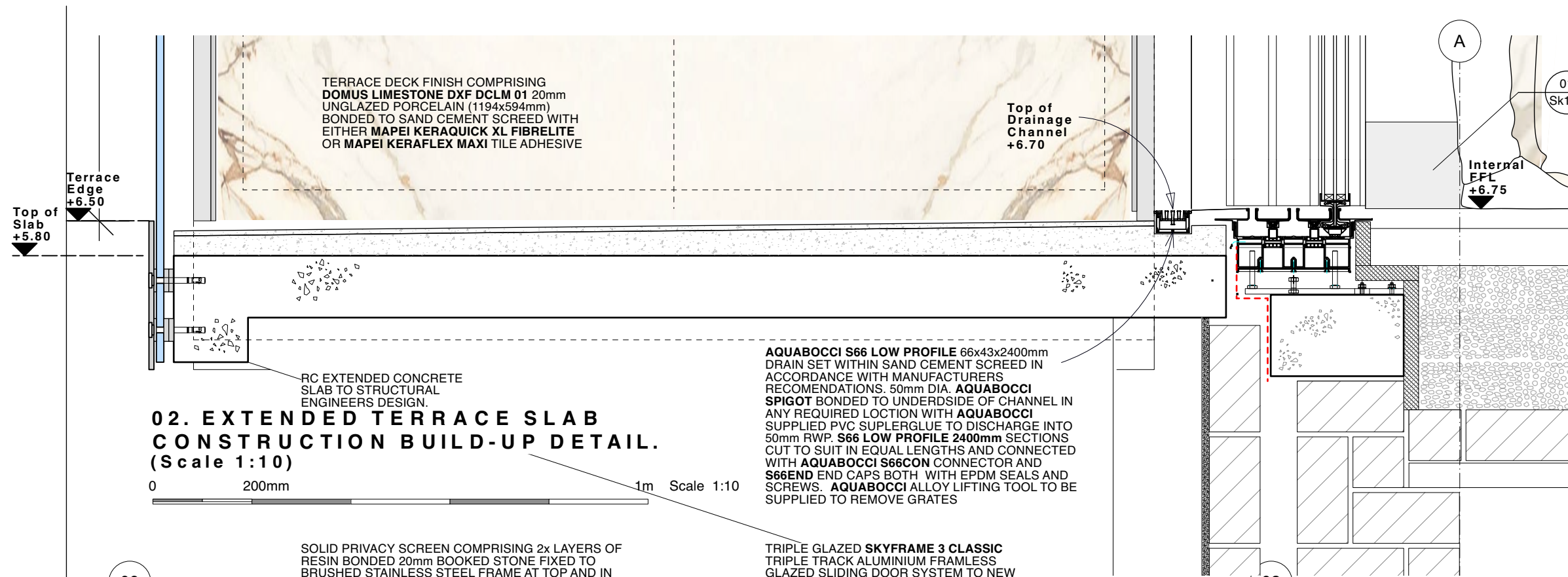
Rev A. Drawing amended following 24/05/24 client comments regarding terrace porcelain tile rail support system.

June 24

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

Drawing No: 0122823-Sk37B

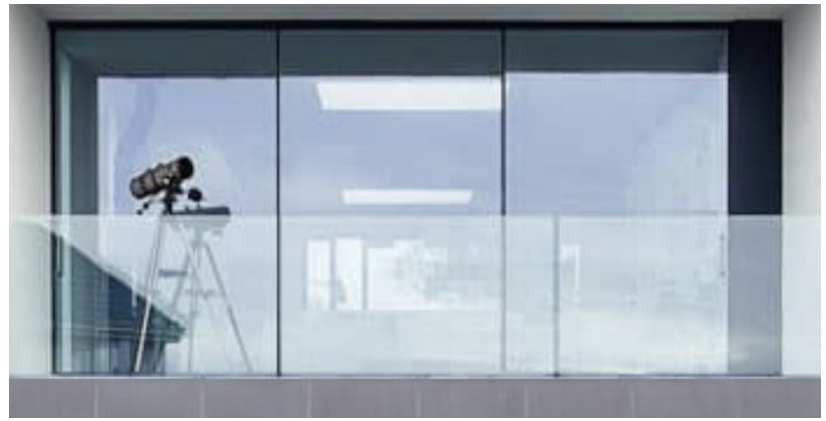
Scale 1:25 @ A3



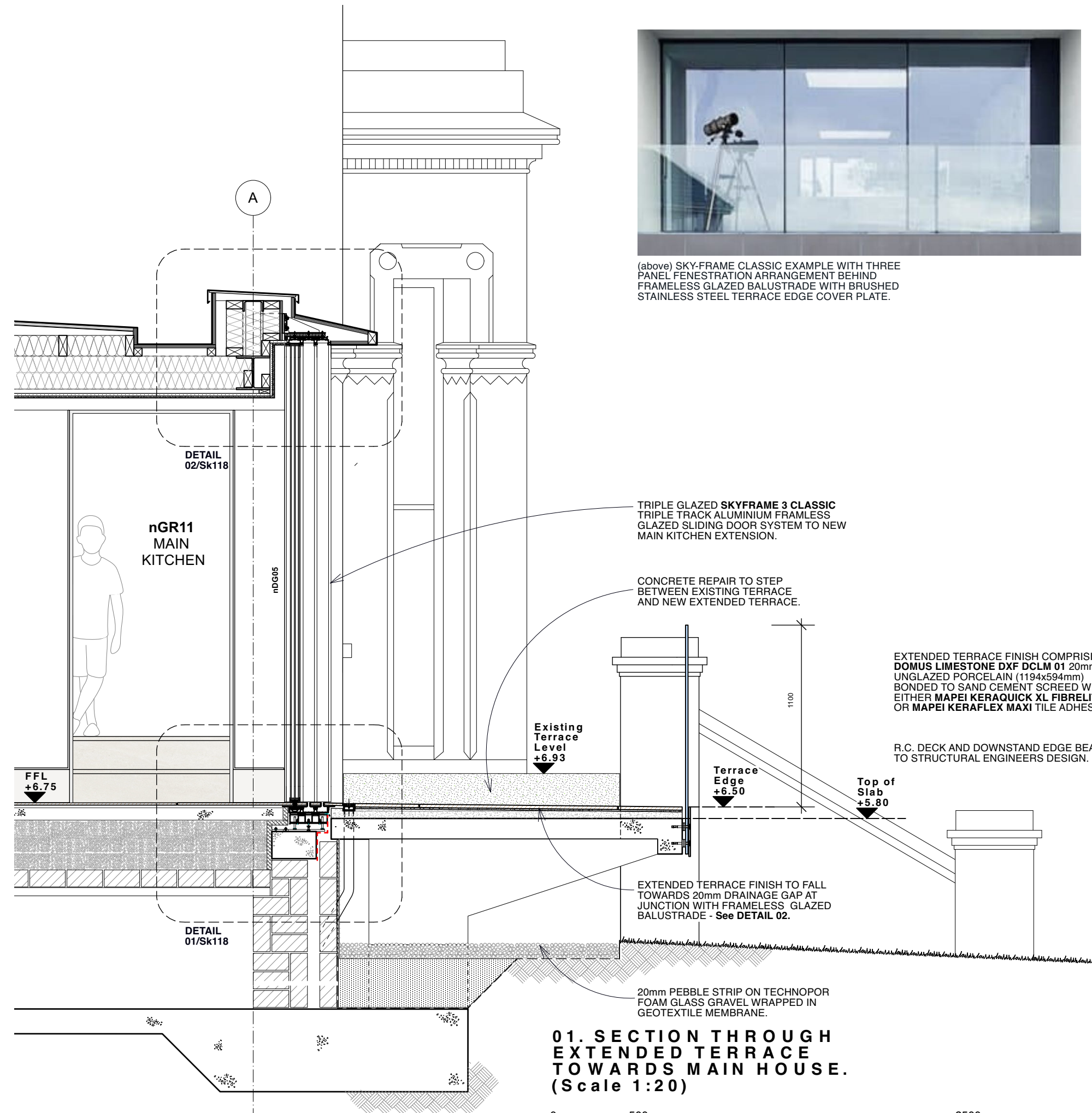
Rev B. Removal of Handrail on Terrace. Oct 24

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

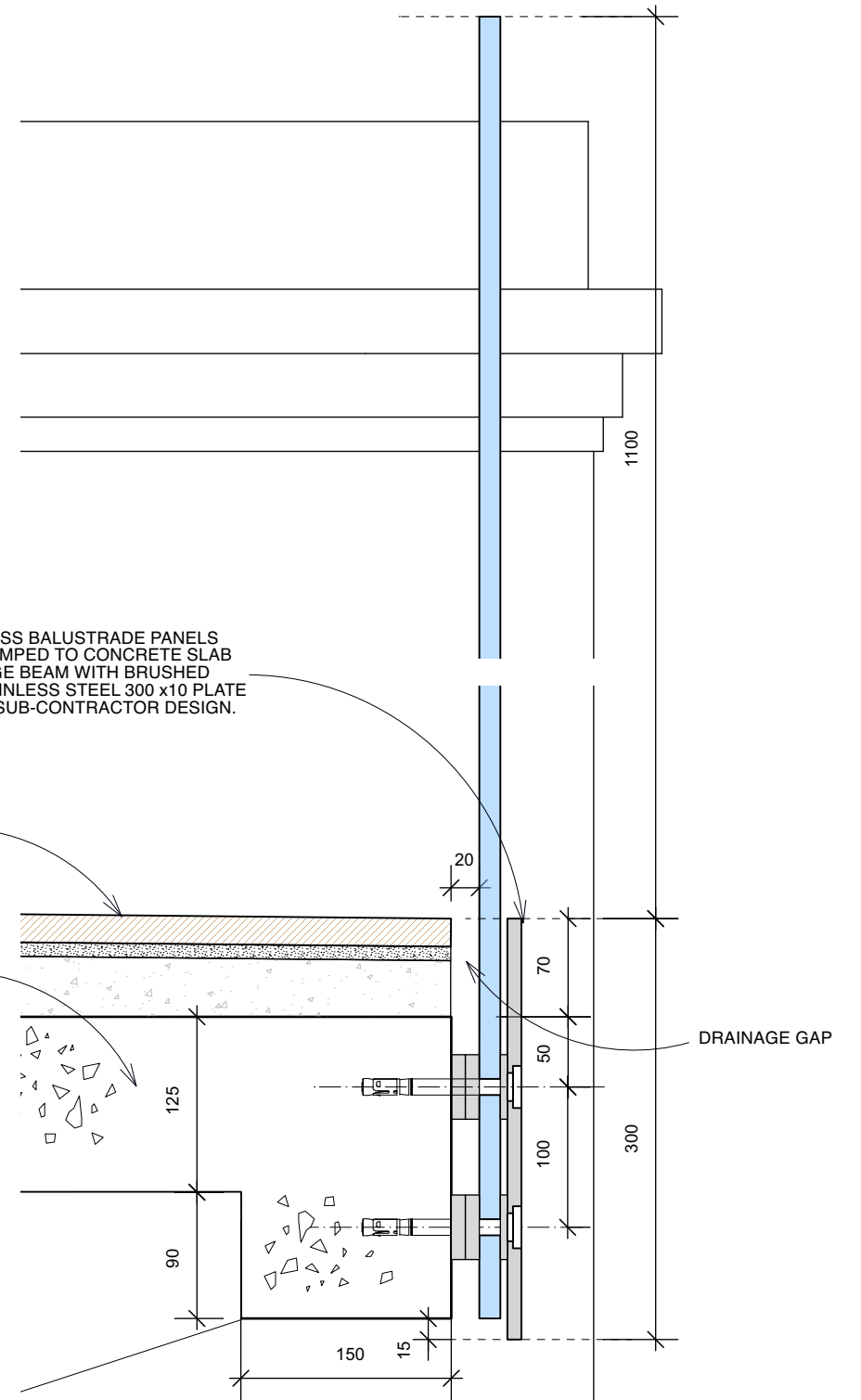
16 St. Peters Road
Title: Extended Terrace Balustrade & Privacy
Screen Details (Sheet 3of5)
Drawing No: 0122823-Sk39B Scale 1:25,1:10&1:5 @ A3



(above) SKY-FRAME CLASSIC EXAMPLE WITH THREE PANEL FENESTRATION ARRANGEMENT BEHIND FRAMELESS GLAZED BALUSTRADE WITH BRUSHED STAINLESS STEEL TERRACE EDGE COVER PLATE.



01. SECTION THROUGH EXTENDED TERRACE TOWARDS MAIN HOUSE. (Scale 1:20)



02. FRAMELESS GLAZED BALUSTRADE DETAIL. (Scale 1:5)

DO NOT SCALE