

12 Keats Grove
Hampstead,
London, NW3 2RN

Release of Planning Conditions
- Planning Application for Listed Building Consent

January 2021

*PLANNING CONDITIONS REF: 2019/5443/P
-**CONDITION 04K**
-A SPECIFICATION FOR THE INTERNAL LATH AND PLASTER TO
BE USED, INCLUDING MIX, NUMBER OF COATS, FINAL SURFACE
TEXTURE.
-**CONDITION 05 & 06**
RENDER TO EXTERNAL FACADE



Summary

Further to existing consent **2019/5443/P**, opening up has been undertaken, no original lime and lath and been found. Replacing this would be over and above. This was not part of the original balance of the consent.

Following local external & internal opening up of the existing building Condition 05 Condition 04 k). are amended as follows:

Condition 05).

Notwithstanding the approved drawings and support documents, no works to remove render to the external facades of the host listed building is authorised by this consent without prior approvals of details. Those details shall include the submission of a detailed method statement and undertaking of sample trial areas and shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

- This condition is removed as following local opening up of the external render it would be unsafe to remove it due to the soft brick and existing render underneath the outer layer of newer existing render.
- KEIN paint wash will be applied to achieve a more appropriate finish.

Condition 05, 06 & Condition 04 k). are submitted together as they interlink.

Condition 06).

Before works begins, a sample panel of new render shall be provided on site showing the proposed render mix, final surface texture and colour, scored lines and approved in writing with the Local Planning Authority.

- This condition is removed as following local opening up of the external render it would be unsafe to remove this from the facades due to the soft brick / existing render underneath the outer layer of existing render. See following for evidence.

Condition 04 k).

A specification for the internal lath and plaster to be used, including mix, number of coats, final surface texture.

The existing walls and ceilings are modern plasterboard

- Since it is unsafe to remove the external render [Condition 05] as previously proposed with the replacement of Traditional Lime render the proposal for internal lath and lime plaster build up is not advisable and this condition is removed
- All modern plasterboard walls & ceilings replaced with natural breathable clay plaster finish on appropriate

Clay plasters have very specific and in many ways unique qualities which are extremely well suited to historic building conditions for a number of reasons. These may be divided into "Breathability", flexibility, reversibility and their aesthetic qualities.

Clay Plasters, by Neil May, Natural Building Technologies, April 2005



Detail of External Render Intrusive Survey

Rear Elevation

Lower Ground Floor



Summary

- All modern plasterboard on walls with some existing plaster on brickwork
- Ceilings modern dropped plasterboard

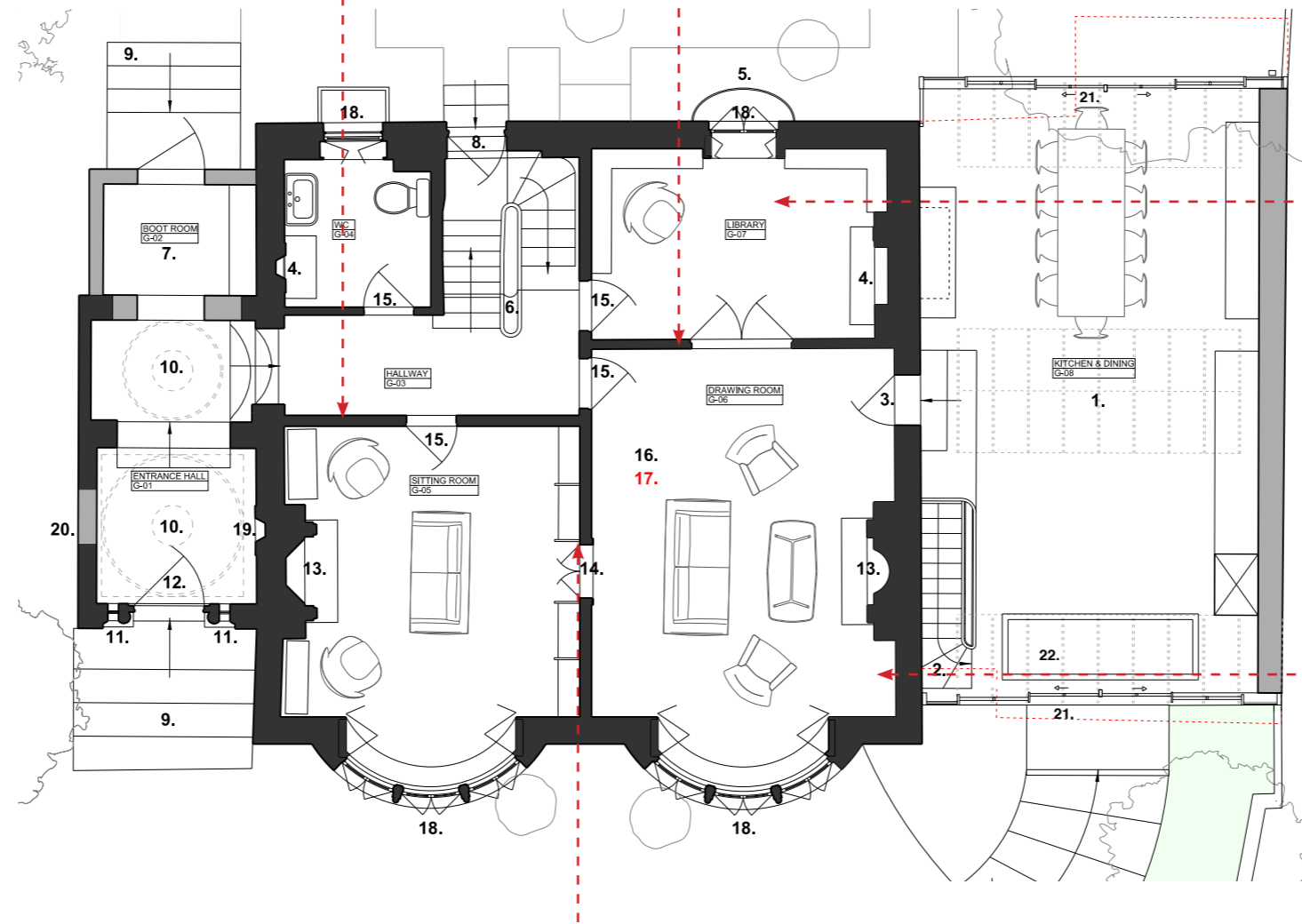
Upper Ground Floor



Modern plasterboard on timber stud brick spine wall behind



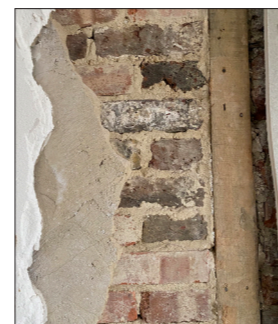
Internal modern plasterboard on timber stud with modern insulation



Typical dropped modern plasterboard ceilings



Typical brick and render

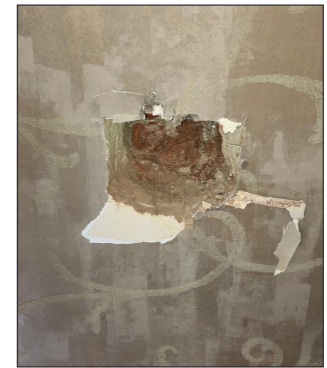
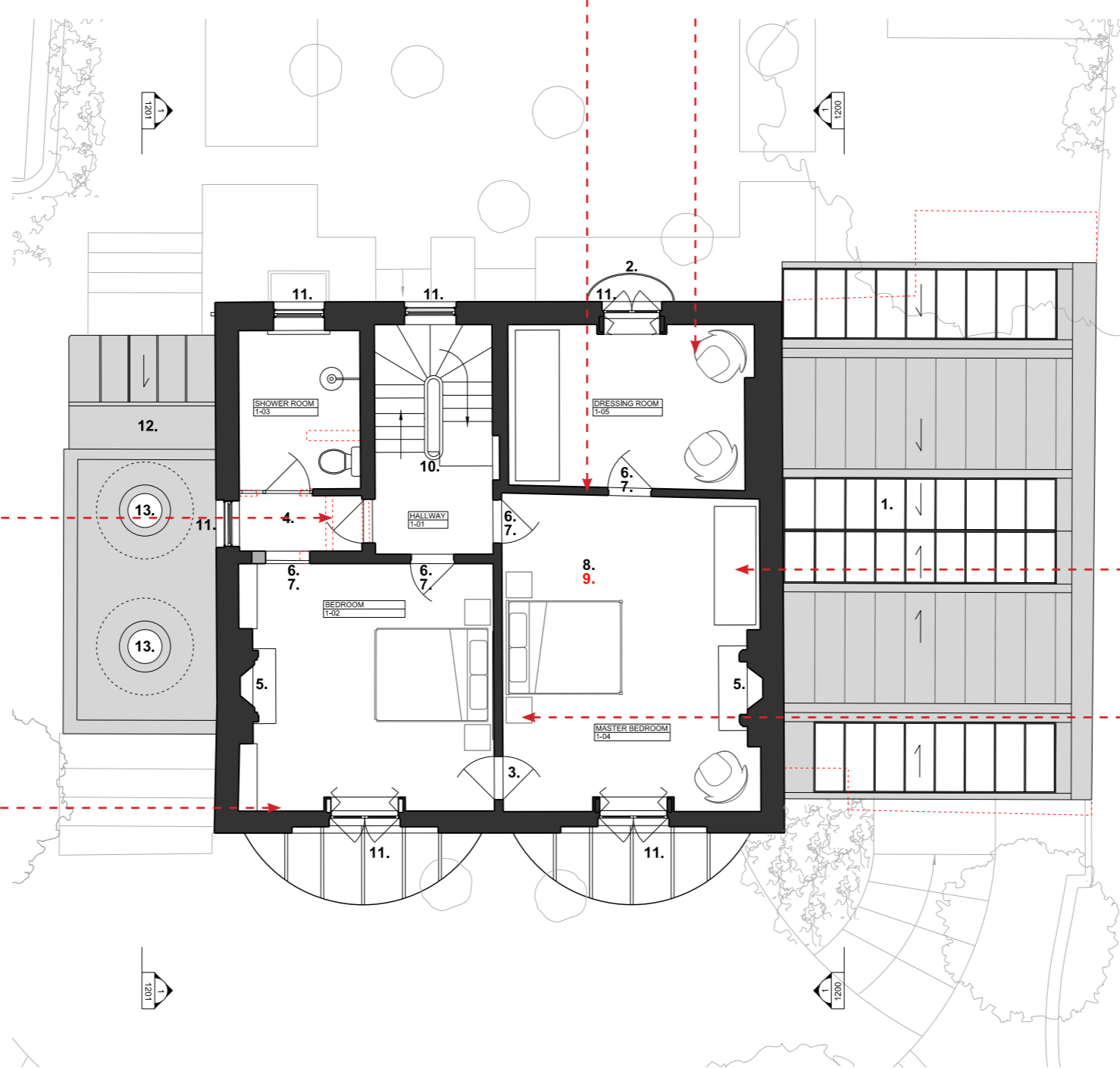
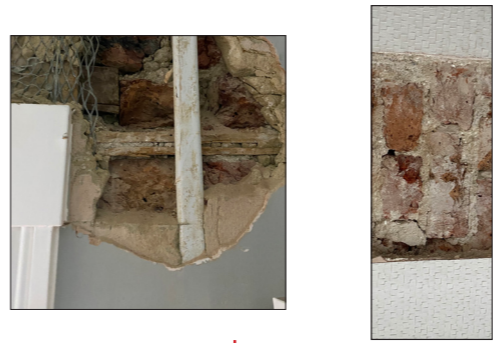


Typical brick with modern plasterboard

Summary

- All modern plasterboard on walls with some existing plaster on brickwork
- Ceilings modern dropped plasterboard

1st Floor



Summary

- All modern plasterboard on walls with some existing plaster on brickwork
- Ceilings modern dropped plasterboard

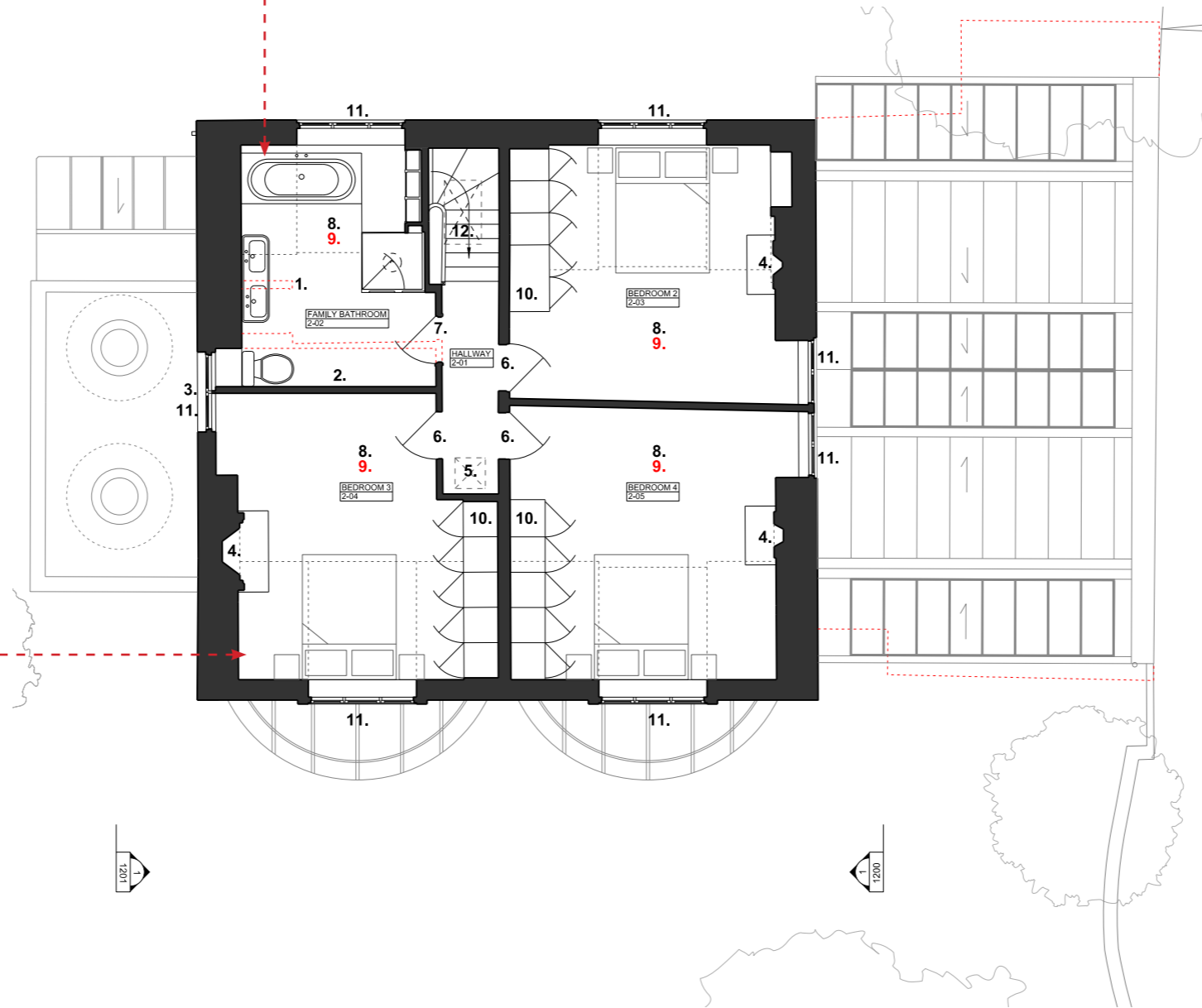
2nd Floor



Modern Plasterboard on dab & dot



Modern Plasterboard on dab & dot



Summary

- All modern plasterboard on walls with some existing plaster on brickwork
- Ceilings modern dropped plasterboard