



Condition Approval

SPE-FRM-NA

Date:

09/04/2025

Site Address:

27 - 29 Whitehorse Street, Baldock, Hertfordshire, SG7 6QF

Planning Reference:

24/00202/LBC

Document Prepared By: Samuel Edwards

Conditional Approval of Conditions 2,3 & 4.

Conditions as shown below and stipulated in the conditional approval of the below description:

Proposal Description:

Demolition of external stair enclosure and reinstate external wall on original alignment. Alternative Victorian-style new and replacement windows, to supersede the Georgian-style windows approved on application 21/01606/LBC. New external doors. Internal alterations to create first floor flat and to facilitate relocation of retail ancillary space to ground floor. 27 - 29 Whitehorse Street, Baldock, Hertfordshire, SG7 6QF,

Conditions Listed:

2. A specification for any external re-rendering to either the rear or side elevation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby consented. Thereafter, the re-rendering shall be undertaken in accordance with the approved specification. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.



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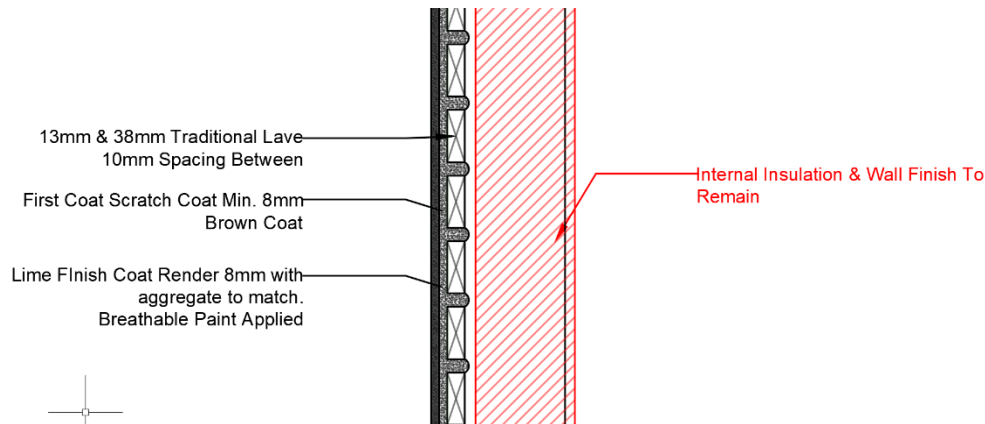
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3. Apart from being manufactured in timber, double-glazed and with double-hung sashes, section details of all new windows (including 1:1 scale drawings of the glazing bars profile and confirmation as to whether the windows are spiral balanced or pulley type) shall be submitted to and approved in writing by the Local Planning Authority prior to the manufacture and installation of the new windows hereby consented. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.
4. As stated under the subheading 'Vaulted Ceiling' in the submitted Design and Access Statement, a detailed condition survey shall be undertaken of the existing wall and ceiling finishes. Details of the proposed ceiling and wall finishes including any areas of lath-and-plaster proposed to be retained, shall be submitted to and approved in writing by the Local Planning Authority prior to any new ceiling and wall finishes being applied. Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.

The below responds to the requested information as stated above in conditions 2,3 & 4

Condition 2 – Specification Of External Render

External render shall be applied to 13mm x 38mm Traditional Laves (10mm spacing between laves), First scratch brown coat min 8mm applied to laves. Top coat lime finish coat render 8mm with aggregate and breathable paint to finish. See below image.



Condition 3 – Joinery Specification

Sliding Sash

Pulley movement sliding traditional sliding sash, double glazed 1.6u value, Energy rating B, G-value 71%, LT Value 81%, Acoustic Value 30 DB. Not PAS 24 / Part Q

Casement Window

Pulley movement sliding traditional sliding sash, double glazed 1.6u value, Energy rating B, G-value 71%, LT Value 81%, Acoustic Value 30 DB. Not PAS 24 / Part Q

Please see Drawing detail 2517 – 05 – 03, for all necessary sections of sliding sash and casement windows.

Condition 4 – Vaulted Structural Survey

As requested please see the attached building survey report and proposed structural works/survey carried out by Cornerstone Consulting Engineers & PWS Surveying.

Please see the attached drawings:

Conerstone Consulting Engineers DWG 2728 – 1000 – See Attachment
PWS Surveying – Building survey Report – DOC REF: 25.020.ES DATE: 18/02/2025



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Should you require further information please contact me via email spearchitectural@gmail.com or 07881276136.

Kind Regards

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