

Planning Conditions - CM7

Address: 36 & 38 Rose Street

Application Ref: 250221 and 242929

Date: 15/04/2025

CM7 – Further Details Required

Prior to the commencement of works, the following details are submitted in accordance with Condition CM7. Works shall be implemented as approved and completed prior to occupation.

a) Repairs to Walling, Flooring, and Ceiling (Due to Damp/Water Ingress)

No. 36 Rose Street

Affected Areas Identified:

1. Rear bathroom – First floor – West internal wall
 - Supporting photos (see appendix A – Photo 1)
2. Corridor – First floor – East internal wall
 - Supporting photos (see appendix A – Photo 2)
3. Rear bedroom – First floor – Ceiling
 - Supporting photos (see appendix A – Photo 3)
4. Rear bedroom – First floor – West internal wall
 - Supporting photos (see appendix A – Photo 4)
5. Kitchen – Ground floor – East internal wall
 - Supporting photos (see appendix A – Photo 5)

No. 38 Rose Street

Affected Areas Identified:

1. Rear bedroom – First floor – West internal wall
 - Supporting photos (see appendix A – Photo 6)
2. Rear bedroom – First floor – North internal wall
 - Supporting photos (see appendix A – Photo 7)
3. Rear bathroom – First floor – West internal wall
 - Supporting photos (see appendix A – Photo 8)

Proposed Method of Repair:

Walls: The existing plasterboard will be carefully removed by hand to expose the underlying studwork. Where the existing boarding is a modern, non-original addition, it will be replaced with a more breathable and sympathetic alternative — such as wood fibreboard or traditional lath — depending on the existing build-up.

The new boarding will be finished with a lime-based plaster system to ensure breathability and compatibility with the building's historic construction. Works will be undertaken in a manner that preserves adjacent historic fabric, with minimal intervention.

Floor: Existing floor coverings and boards in the affected area will be carefully lifted by hand to allow inspection of the subfloor and joists beneath. Where original timber floorboards are present and in salvageable condition, they will be retained and re-laid following any necessary treatment.

Any decayed or structurally unsound boards will be replaced on a like-for-like basis, using matching timber species, dimensions, and traditional fixing methods. Subfloor issues (e.g. damp, ventilation) will be addressed using minimal intervention to ensure longevity and breathability, with appropriate underfloor ventilation reinstated or improved where needed.

Ceilings: The damaged ceiling area will be opened up with care to assess the condition of any concealed structural timbers and lath. Where original lath-and-plaster construction remains, it will be repaired using compatible lime-based materials, and new hardwood laths will be introduced only where existing are too deteriorated to retain.

Where modern plasterboard has previously been installed, this will be removed and replaced with a more suitable breathable system, such as lath and lime plaster or wood fibre board with lime finish, to support moisture movement and protect the building's fabric. All repairs will be made using traditional methods, with minimal loss of original material.

b) Preparation of Historic Beam Timbers for Redecoration

A total of seven exposed historic timber beams within the properties are proposed for redecoration. Their locations and condition are detailed in Appendix B.

Proposed Method of Preparation and Redecoration:

- The beams will be cleaned using non-abrasive, dry methods such as soft-bristled brushing and low-suction vacuuming to gently remove surface dust and debris without damaging the timber surface.
- No chemical stripping, abrasive sanding, or mechanical tools will be used in order to preserve the integrity and historic character of the timber.
- Any flaking or loose surface coatings will be carefully removed using hand tools (e.g., scalpels or scrapers), under the supervision of a suitably experienced conservation professional.
- Where redecoration is appropriate, a breathable, conservation-grade finish—such as linseed oil paint or limewash—will be applied. The chosen finish will be agreed in advance with the Conservation Officer to ensure suitability with the historic context and material.

c) Alterations to Fireplaces – Nos. 36 & 38 Rose Street

No. 36 Rose Street – Proposed Removal

- The existing fireplace in the ground-floor front room is a modern installation with no architectural or historic significance. It is proposed to be carefully removed to allow for the installation of a more appropriate feature.
- A reclaimed fireplace surround of similar age and style to the building (likely Georgian or early Victorian) will be sourced from a reputable antiques or architectural salvage supplier. The selected piece will be of comparable scale and material to what may have existed originally (e.g., timber or cast iron).
- The replacement will be installed as a decorative feature only, with no functional chimney or flue alterations proposed.
- Installation will involve minimal disturbance to the surrounding wall and hearth area. Where making good is required, lime-based plaster and breathable finishes will be used.
- Photographs of the existing fireplace and indicative examples of the proposed reclaimed style are provided in Appendix C.

No. 38 Rose Street – Retention and Conservation

- The existing fireplace in the first-floor front room will be retained in its current location.
- While previously infilled, the surround remains and is believed to be of historic interest.
- Minor repairs to the surround will be carried out using like-for-like materials and traditional techniques (e.g., lime mortar for jointing, gentle surface cleaning).
- The fireplace opening will remain closed for decorative purposes only; no alterations to the flue, hearth, or structure are proposed.
- Decoration will be carried out using breathable, reversible finishes, appropriate to the age and character of the property.

Appendix A

Photo No	Description	Location	
Photo 1	Damp wall	No 36. First floor	
Photo 2	Damp Wall	No 36. First floor	
Photo 3	Damp Ceiling	No 36. First floor	

Photo 4	Damp Wall	No 36. First floor	
Photo 5	Damp Wall	No 36. Ground floor	
Photo 6	Damp Wall	No 38. First floor	

Photo 7	Damp Wall	No 38. First floor	 A close-up photograph of a wall in a room. The wall is off-white and shows significant water damage, including large, dark, irregular stains and areas where the paint has peeled or bubbled. A small window is visible on the left side of the frame.
Photo 8	Damp Wall	No 38. First floor	 A photograph of a room with a window. The wall below the window is covered in a light-colored, textured material, possibly plaster or a repair compound, which appears damaged and peeling. The floor is made of dark wooden planks. A small wooden shelf is mounted on the wall to the left of the window.

Appendix B

Photo No	Description	Location	
Photo 1	Painted black timber beam	No 36. Ground floor	
Photo 2	Painted black timber beam	No 36. Ground floor	

Photo 3	Plastered timber beam	No 36. First floor	
Photo 4	Timber beam	No 36. First floor	
Photo 5	Timber beam with laminate cover	No 38. Ground floor	

Photo 6	Plastered and painted timber beam	No 38. First floor	
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Appendix C

Photo No	Description	Location	
Photo 1	Existing fireplace	No 36. Ground floor	
Photo 2	Proposed replacement fireplace	No 36. Ground floor	