

Agents House LBC Conditions

Condition 3

Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

- External stonework:
  Grinshill stone
  Grinshill stone quarries
  Clive
  Nr Shrewsbury
  Shropshire
  SY4 3LF

- Roof lean-to only:
  Re-use existing slate tiles.





Condition 5

Prior to use on the building a specification of mortar and sample panel of repointing shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

- Mortar mix:
  NHL3.5 with Bryncir Sand in a mix 3:1



Bryncir Quarry
Garndolbenmaen
Gwynedd
LL51 9LX



Condition 6

Prior to use on the building a specification of all new plaster shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

- Plaster:
  Plain Plaster finish on lath consists of either a proprietary 1:3 haired lime putty to sharp sand pre-mix (and must be used within 2 weeks to prevent decay of hair reinforcement before carbonation). Alternatively, a site mixed 1:3 lime putty to sharp sand mix should be prepared, ensuring that only sufficient water is used to make the mix workable but not too sloppy. Ox, cow and/or goat hair should be used that is dry, clean and free from grease. Whilst mixing hair to be added so that 25 hairs per inch (hanging on the side of a trowel full) for ceiling work, and 20 hairs per inch for walls. Hair is not absolutely necessary when plastering on masonry but can help bridge over gaps and differing surfaces. It is assumed that the plastering between joists will be a single coat application, or 2-coat, should a more refined finish be desirable. Plaster to be applied to riven oak laths that are spaced off the underside of the floorboards to provide the space for nibs to form and to provide the necessary key. Wood laths are to be fixed using non-ferrous nails. They should be fixed a finger's width apart (about 8-10mm). Adequate time intervals must be allowed between the application of successive coats if applicable in this location to permit adequate hardening before application of the following coat. As a general rule, allow two weeks after applying the scratch coat, and a further week before applying the topcoat. Lime plaster sets/cures when moist. It is important to ensure the successive coats do not dry out too quickly. Allow for checking and wetting any areas that start to dry out after a day or two and hang damp hessian over areas likely to be affected by drafts (e.g. jambs of open windows).



Condition 7

Prior to installation on the building a specification of all new rainwater goods shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

- Rainwater goods: **ONLY TO LEAN TO ROOF AT THIS STAGE**
  Hargreaves Foundry beaded half round gutter, 115mm with side fixed rafter bracket and Hargreaves Foundry cast iron 75mm diameter downpipe with ears, timber bobbins and rainwater shoe.





Condition 8

Prior to use on the building details of all external decorative features shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

- N/A - THERE ARE NO PROPOSED EXTERNAL DECORATIVE FEATURES ON THE AGENT'S HOUSE AT THIS STAGE, REPAIR ONLY.