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ARCHITECTS & INTERIOR DESIGNERS

Ref: 9433/3.1
31st October 2019

Moira Lucas
Planning and conservation
MerthyrTydfil
Wales

Dear Moira

REF: KINGDOM HALL CONSENT REF: DISCHARGE OF CONDITIONS.

We write on behalf of XL Properties Ltd to formally discharge the conditions of the planning and listed building consent ref: P/19/0140

Condition 3: A method statement detailing the schedule of works and finishes, shall be submitted to and approved in writing by the local planning authority;

- a) Masonry repairs including mortar and render recipe.

Please refer to drawing no. 9433/102 & 111 rev C1 and method statement notes on drawings.

Lime mortar to be : St. Astier Ecomortar by Ty-Mawr- colour samples to be approved on site.

Render repairs: Lithomax ST.ONE fast setting hydraulic lime from Ty- Mawr

New render: Base coat Ecomortar C, finishing coat Ecomortar WP self coloured by Ty- Mawr. Colour sample agreed on site.

- b) Finishes of timber framed windows;

It is proposed to replace the timber double glazed windows to Kingdom Hall for Heritage aluminium thermally broken slim line double glazed windows. Colour Anthracite Grey 7016- see amended drawing no. 9433/13 P4

- c) Code 4 lead flashing with patination oil-

This is stated on drawing 9433-111 rev C1

- d) And finishes to external doors and door frames-

Doors and frames to be painted, colour to be agreed with conservation officer on site.

Condition 4: A method statement detailing the schedule of works for the restoration of the following existing internal fabric, shall be submitted to and approved in writing.

- a) Plasterwork-

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The cornice in Kingdom Hall is a 1990's replacement, however it is in good condition and will be retained and re-painted.

- b) Ceilings-
C20th Lay in grid to be removed and replacement 1990 plasterboard ceiling exposed. New decorative ceiling rose to central Hall.
- c) Flooring-
New concrete floor to Kingdom Hall, as footings have to be dug and the floor is a mixture of built up screed, polystyrene and back fill from 1990. New tiled floor to entrance hall, and vinyl flooring to flats.
- d) Internal brace doors and door frame.-
The only timber doors remaining to be restored are the entrance doors to kingdom hall . Please refer to drawing no. 132 rev P1 for notes on repairs.
- e) Details of electrical and mechanical equipment:
Please refer to electrical drawing no.123 rev C1 and finishes document for appearance of lighting.

Condition 5

Prior to the construction of the first floor rear extension hereby approved details/ samples of the materials to be used in the construction of the external surfaces of the extension and cupola shall be submitted in writing.

Roof to flat roof extension to be: EPDM rubber system. Has a dark grey appearance and is suitable for all extreme weather conditions. A lead roof covering, if installed would be subject to theft within a very short space of time.

Walls: New extension walls at first floor will comprise timber framed walls with rendered finish to match existing rear of property

Cupola: Drawings were provided with the listed building and planning submission drawing. Ref 9433/14 P1 . Further details provided on materials document.

Yours sincerely



Louise Yates RIBA C.A (conservation)

Director