



Details to discharge Condition 7 and 8, application reference: 11580/APP/2021/3316
12 Jackets Lane, Northwood, HA6 2SH.

Client: Mr & Mrs Thevan
Date: 20/03/2024
Agent: Will Gamble Architects

This document has been prepared to discharge conditions 7 and 8 on the listed building consent Reference: 11580/APP/2021/3316 at 12 Jackets Lane, HA6 2SH. This consent was granted on 6th April 2022. The conditions are copied below followed by information to support the carrying out of these works.

***Condition 7.** Prior to the commencement of relevant works, a detailed methodology statement setting out the removal of the faux chimney brick work within the existing kitchen and finish to the historic wall shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.*

REASON: To preserve the special architectural and/or historic interest and setting of the listed building, in accordance to policy HE1 of Hillingdon's Local Plan: Part 1 (November 2012), policies DMHB 1 and 2 of the Hillingdon's Local Plan: Part 2 (January 2020), The London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990

Methodology Statement – Removal of Faux Chimney Brickwork

- The faux chimney breast within the existing kitchen is non-original and is located within the 1995 extension to the original building.
- The chimney breast will be demolished by hand using hand tools only, to ensure careful removal.
- The brickwork will be removed from the top course, adjacent to the ceiling, down to the lowest course at floor level.
- Only those items shown in the photo will be removed; to include the corbeled brick surround, the timber lintel, creasing tiles, high level brickwork and single skin brickwork to the rear only. All of which is non-original.
- Particular attention will be taken to removal of items to the rear of the chimney breast. If brickwork is toothed into the existing masonry wall this will be removed with care using hand tools and patched in and repaired in brickwork to match existing where required.
- The bricks removed during demolition will be used throughout the site for construction of new elements.



Existing Faux Chimney Breast at Ground Floor

Condition 8. Prior to the commencement of relevant works, a detailed methodology statement setting out the blocking up of the existing door opening between the staircase and pantry, shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

REASON: To preserve and conserve the special architectural and/or historic interest and setting of the listed building, in accordance to policy HE1 of Hillingdon's Local Plan: Part 1 (November 2012), policies DMHB 1 and 2 of the Hillingdon's Local Plan: Part 2 (January 2020), The London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990

Methodology Statement – Blocking up existing door opening

- The existing doorway between the staircase and the utility space is to be blocked over and finished to match existing wall finishes. The door opening, the door panel and associated carpentry are all non-original.
- The door panel and timber frame will be carefully removed by hand.
- The door opening will be built up in timber studwork to match the existing partitions on either side.
- The partition will be finished in plaster, applied by hand, using materials and techniques to match existing.



Existing Door Opening (Head), utility room side



Existing Door Opening (Threshold), hallway side