24/01970/FUL

Proposal: Replacement windows and render to front (northeast) elevation and internal alterations
Site address: 15 High Street Kimbolton
Applicant: Mr & Mrs Gary Hale

Application to discharge conditions, Condition 4

Condition 4 states:
'No work shall commence on the replacement render until details of the following items have been submitted for the prior, written approval of the Local Planning Authority:

A report setting out details of the proposed render including its proposed thickness, colour and if appropriate the location of any proposed render beads.

The works shall be carried out in accordance with the agreed details.

Reason: To ensure detailing and materials appropriate to the Kimbolton Conservation Area are used in accordance with Policy LP34 of the Huntingdonshire Local Plan to 2036.'

LP34 of the Local Plan to 2036 states:
'*Great weight and importance is given to the conservation of heritage assets… and their settings…*

… where a proposal is for conversion, alteration, other works to a heritage asset or within its setting it must be demonstrated that the proposal:
(f) protects the significance of designated heritage assets and their settings by protecting and enhancing architectural and historic character, historical associations, landscape and townscape features and through consideration of scale, design, materials, siting, layout, mass, use, and views both from and towards the asset;
(g) does not harm or detract from the significance of the heritage asset, its setting and any special features that contribute to its special architectural or historic interest and the proposal conserves and enhances its special character and qualities;
(h) respects the historic form, fabric and special interest that contributes to the significance of the affected heritage asset;
(i) will conserve or enhance the quality, distinctiveness and character of the affected heritage asset; and contributes to securing the long-term maintenance and management of the heritage asset…'

Proposed render:
The proposed render is a silicone render by Monocouche systems. It has many advantages over sand and cement renders, including:
- Excellent colourfastness and high resistance to UV light
- High level of protection against dirt and algae build up
- Low maintenance without the need to paint and repaint
- Weatherproof and far more durable than 'traditional' sand and cement renders

The proposed render is in accordance with LP34 of the local plan as it will not harm or detract from the significance of the conservation area or the setting of heritage assets in close proximity. The high street contains a mixture of buildings which are unrendered such as the adjoining village hall, smooth-rendered and roughcast-rendered. Rendered buildings are finished in a variety of different colours, adding to the charm of the high street. The proposed render is a smooth finish and in a muted colour, similar to several other buildings.

Thickness - The proposed render will be applied to the existing brickwork without any external wall insulation. The build-up is high polymer base coat (10mm), mesh, primer and through-colour silicone finish coat (1.5 - 2 mm).

Colour - The finish will be Farrow & Ball Mizzle. Farrow & Ball colours do not correspond directly to RAL colours but the closest equivalents are:

RAL 7033 Cement Grey: A similar muted, earthy, and greenish-grey.
RAL 7034 Yellow Grey: A muted, slightly warmer alternative.

Beads - Beading will be used at all edges and around all openings. However, the profile beading edge is not visible in the finished product