

7th August 2025

Nathan Keyte
Alexandra House
10 Station Road
Wood Green
London
N22 7TR

Dear Nathan,

42 Southwood Lane, London, N6 5EB: Listed Building Consent Conditions

LBC Reference No. HGY/2025/2545

I hope this letter finds you well. I am writing to discharge the following conditions from the above application:

- Condition 4: Render removal report
- Condition 5: Plasterboard removal report
- Condition 6: Bathroom architrave details
- Condition 7: Wall safe details
- Condition 8: Stone hearth details
- Condition 9: Spine wall bricks
- Condition 12: Hutton + Ruston Damp Recommendations

This application has been prepared by myself on behalf of Retrouvius Design Ltd. The proposals have been devised in collaboration with Vicky Webster of Stephen Leverant Heritage Architecture (conservation architects and heritage consultants) with input from traditional lime plastering specialists J. E. Putney & Sons.

The plasterboard, gypsum plaster and LGF render have now been removed from the building and this application seeks to confirm the re-plastering proposals to allow lime plaster to be reinstated throughout.

Please see below relevant drawings for each condition and accompanying commentary.

Condition 4: Render Removal Report

Relevant drawings

- 192-DET-201 Lower Ground Floor Render Strip Out Report
- 192-DET-202 Lower Ground Floor Render Strip Out Photos 1of2

- 192-DET-203 Lower Ground Floor Render Strip Out Report 2of2
- 192-DET-204 Lower Ground Floor Render Detail

Additional test patches of render removal have been undertaken and reviewed on site with Stephen Leverant Heritage Architecture. The attached report shows these test patches and how we are proceeding with further removal as well as proposals for lime plaster reinstatement. The proposed lime render methodology has been written in conjunction with J.E. Putney and Sons traditional lime specialists with additional advice from Mike Wye sustainable building and decorating specialists.

Condition 5: Plasterboard Removal Report

Relevant drawings

- 192-DET-101 Strip Out Report
- 192-DET-102 Strip Out – Ground and First Floor Hall
- 192-DET-103 Strip Out – Second Floor 1of2
- 192-DET-104 Strip Out – Second Floor 2of2
- 192-DET-105 Staircase plastering details
- 192-DET-106 Window and Door Architrave Details
- 192-DET-107 Brickwork Repair Details

As you will see from the report there are several areas where we need to infill between areas of retained lime plaster. We have discussed this with J.E. Putney and Sons traditional lime specialists who have advised that in order to retain the existing lime render areas we will need to introduce a fibre reinforcing mesh in the finish plaster, otherwise the junctions between new and existing plaster will be liable to crack. In order to retain as much historic lime plaster as possible we are proposing to include this where required. See Strip Out Report for details.

There are also areas where the historic laths have been retained to partitions and ceilings. Where these are on partitions these are proposed to be re-used. However, on ceilings J.E. Putney and Sons have advised that this poses a health and safety issue. Ceiling laths are therefore proposed to be replaced, see Strip Out Report for details.

Condition 6: Bathroom architrave details

Relevant drawings

- 192-DET-108 Bathroom Architrave Details

Condition 7: Wall safe detail

Relevant drawings

- 192-DET-109 Wall Safe Details

Condition 8: Stone hearth details

Relevant drawings

- 192-DET-301 Lower Ground Floor Stone Hearth Details

Condition 9: Stone hearth details

Relevant drawings

- 192-DET-401 Lower Ground Floor Spine Wall Brick Details

Condition 12: Hutton + Ruston Damp Recommendations

Relevant drawings

- 192-DET-501 Lightwell Paving Details

We are proposing to lower the front lightwell to below the internal level as per H&R recommendations. The resulting exposed brickwork will be finished with a lime render to allow the suggested 'evaporation zone' without risking damage to the brickwork by removing assumed cementitious render above. It is proposed to finish the floor with reclaimed yorkstone paving.

I am available to discuss the application and provide further information if required.

Thank you for considering this application.

Kind Regards,

Guiseppe Ferrigno

guiseppe@retrouvius.com

For and on behalf of
Retrouvius Design Ltd