

CLIENT:

PROJECT REF:

Ms Donna Stewart

3171

PROJECT:
Internal and External Alterations,
85 Main Street, Port Charlotte,
Isle of Islay

DATE:
September 2026

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Listed Building Consent – Discharge of Planning Conditions

Planning Reference: 26/00404/LIB

Background & Introduction

This document has been created in order to discharge the pre start planning conditions associated with planning application reference: 26/00404/LIB, which is for the following development:

Alterations to include; making ground floor level, roof repairs, installation of replacement windows and doo, installation of air source heat pump, erection of extension and internal alterations at 85 Main Street, Port Charlotte, Isle of Islay, PA48 7TX

Condition 3 –

Full details and samples of the new roofing materials to be provided to the Planning Authority.

Full details and sample have already been submitted and Rob Croydon from the Planning authority confirmed receipt of this by email on 04 September 2026.

These slates will be installed in a traditional manner. Slating workmanship and general practice to be to BS 8000-6:1990. Slate nails to comply with BS 5534 comprising aluminium or copper with shank dia. not less than 3mm. Head dia. not less than 10mm and to have a length capable of engaging into sarking of 22mm.

The existing slates that are on the roof, if in good condition to be reused where possible, using the following method:

- Roof to be Carefully stripped.
- Slates to be sorted according to condition.
- Good quality slates to be reused on the building where possible.
- The slates are to be supplemented with new CUPA Spanish slate, as per specification and sample where losses occur

In accordance with the principles of the Historic Environment Policy for Scotland, existing roofing slates shall be carefully stripped and assessed. Sound slates shall be retained for reuse on the building, with surplus serviceable slates stored for future maintenance where practicable. Only slates that are cracked, delaminated, or otherwise unsuitable for reuse shall be disposed of by the Contractor at a suitably licensed facility/enquired locally if they can be reused on other properties within Islay, via local social media posts.

Condition 4 –

Details of the proposed door units/casements(external and internal) and the replacement internal flooring, ceiling and wall materials, to be installed are to be submitted and approved in writing by the Planning Authority.

Please see below and attached Drawing 25-3171-P-05 Rev B showing the elevations and specifications of all windows and doors within the development.

Windows Specification –

Blairs Joinery Timber framed sash and case style windows with drip sills. Double glazed units with 16mm argon filled gap, hinges, handles, draught stripping and locking system. Windows to have drip sill incorporated. Provide external mastic sealant around window and non-setting mastic below drip sill. With internal treated red pine window sill.
All windows to have closable trickle vents to top sash, 1.75m min. Above floor level. Openable areas to be 10,000mm2 to sanitary facilities, kitchen and utility rooms, 12,000mm2 to all other rooms.

Thermal performance - Maximum u-value of 1.40 W/m²K.
Colour finish - RAL 9016 White.
Security of windows - Ground floor/easily accessible windows to meet PAS 24: 2022+A1:2024 and BS 644: 2012 for timber windows and installed in accordance with section 8 of BS 8213-4: 2016.

Door Specification –

Blairs Joinery Composite timber external door.

External - Provide external mastic sealant around external doors and non-setting mastic below drip sill. Minimum clear width of 800mm.

Security of doors - External door sets to BS PAS 24: 2022+A1: 2024 and installed to section 8 of BS 8213-4: 2016; or manufacturer's written instructions where these meet or exceed section 8.

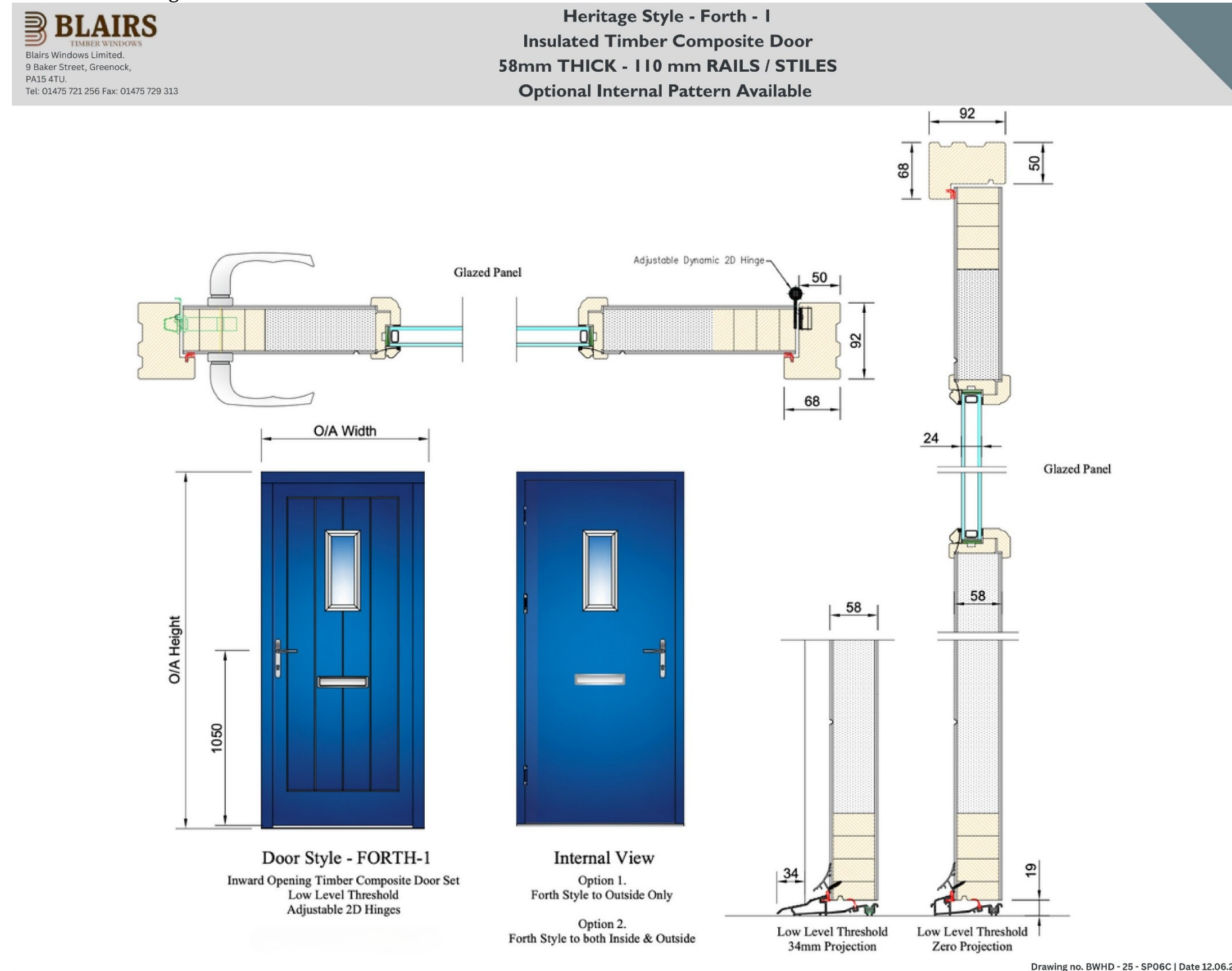
Thermal performance - Maximum u-value of 1.40 W/m²K.

Colour - Blue Grey (RAL 7031)

Hardware - Pewter handle and letterbox(to front door only)

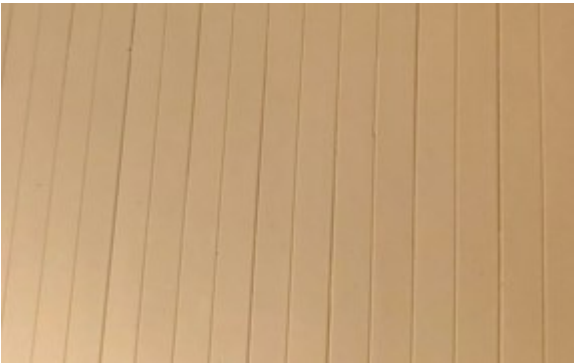
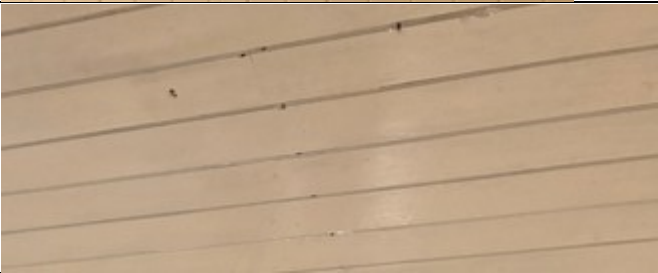
Internal - Minimum clear width of 800mm or as otherwise indicated. Provide a minimum free area equivalent to a 10 mm gap beneath each door above the floor finish for ventilation.

Please see an image of the door selected below:



Room Finishes Schedule –

Room:	Area:	Finish Description:	Photo of existing:
Ground Floor:			
Porch	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Ceramic Tiles	
	Skirting/ Architraves	Pencil round MDF white Skirting & Architraves	
Utility	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Ceramic Tiles	
	Skirting/ Architraves	Pencil round MDF white Skirting & Architraves	None

Hallway	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Ceramic Tile	
	Skirting/ Architraves	Pencil round MDF white Skirting & Architraves, to match existing	
WC	Walls	Plasterboard painted with Vinyl Matt Emulsion	
		Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Ceramic Tile	
	Floor	Pencil round MDF white Skirting & Architraves, to match existing	

	Skirting/ Architraves	Plasterboard painted with Vinyl Matt Emulsion	
Kitchen/Dining	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	

	Floor	Ceramic Tile	
	Skirting/ Architraves	Pencil round MDF white Skirting & Architraves	None
Lounge	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Oak Flooring	
	Skirting / Architraves	Pencil round MDF white Skirting & Architraves, to match existing	
First Floor:			
Bedroom 1	Walls	Plasterboard painted with Vinyl Matt Emulsion	   None
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Carpet	
	Skirting / Architraves	Pencil round MDF white Skirting & Architraves	
Store	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Carpet	

	Skirting / Architraves	Pencil round MDF white Skirting & Architraves	
En-suite 1	Walls	Plasterboard painted with Vinyl Matt Emulsion & Ceramic Tiles	  
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Ceramic Tiles	
	Skirting / Architraves	Pencil round MDF white Skirting & Architraves	
Bedroom 2	Walls	Plasterboard painted with Vinyl Matt Emulsion	   None
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	
	Floor	Carpet	
	Skirting / Architraves	Pencil round MDF white Skirting & Architraves	
En-suite 2	Walls	Plasterboard painted with Vinyl Matt Emulsion	
	Ceilings	Plasterboard painted with Vinyl Matt Emulsion	

	Floor	Ceramic Tile	
	Skirting / Architraves	Pencil round MDF white Skirting & Architraves, to match existing	

None