



**Subject:**

**Date:**

**Attachments:**



RE: P/25/048/LBC | The Chaplaincy, St Mary's

26 June 2025 08:37:10

[image001.png](#)

[image002.png](#)

[image003.png](#)

[200512-30B Existing + Proposed Joinery - 1.pdf](#)

[200512-31B Existing + Proposed Joinery - 2.pdf](#)

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Thanks Tom,

Thanks for your email. Please see responses below.

1. Shutters – Noted
2. Ventilation – Noted. Confirmed that any new openings will not interfere with the corncicing
3. Windows – Joinery updated to slim profile.
4. Plaster – The damp affected plaster is not localised unfortunately. Whilst it is understood moisture meters are calibrated for wood, they are good at giving an indication of the presence and level of damp in other substrates. The wall is physically damp to the touch and has been a longstanding issue. The damp staining increases over seasonally – when the humidity is high, indicating that to some extent the damp is hygroscopic with the plaster likely affected by salt contamination. In our experience it is necessary to replaster. Whilst lime plaster was considered, we do not believe it is practical in this instance – a working vicarage. It has longer curing times and is difficult to maintain breathable paint finishes, invariably overcoated with modern paint emulsion at some point in time. It is however important for the current incumbents that this is rectified and should the Conservation Officer maintain that a lime plaster is required then we would agree to adapt our specification.

Best regards

Tim Vian MRICS

Director

