Taunton Deane Borough Council

Planning (Listed Buildings and Conservation Areas) Act 1990

Listed Building Enforcement Notice

Whereas:

1. It appears to the Taunton Deane Borough Council ("the Council") being the Local Planning Authority for the purposes of Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") in this matter, that there has been a contravention of Section 7 of the Act, in respect of the building ("the building") described in Schedule 1 below. The building is a listed building as defined in Section 1 of the Act.

2. The contravention of Section 7 of the Act which appears to have taken place consists of the alteration of the building in a manner which affects its character as a building of special architectural or historic interest described in Schedule 2 below without the grant of listed building consent required for these works.

3. The Council considers it expedient, having regard to the effect of the works on the character of the building as one of special architectural or historic interest, to issue this listed building enforcement notice, in exercise of its powers in the said Section 38, for the reasons given in the annex to this Notice.

Notice is hereby given that the Council requires that the steps specified in Schedule 3 below be taken in order to restore the building to its former state within a period of 6 months from the date on which this notice takes effect.

This Notice shall take effect, subject to the provisions of Section 39 of the Act, on 28 April 2008.

Issued: 20 March 2008



Signed .....
Solicitor to the Council

The Deane House,
Belvedere Road,
TAUNTON.

RB/PD.11/A/784

Schedule 1

(Building to which this notice relates)

5 The Bridge, Taunton

Schedule 2

(Alleged contravention of listed building control)

The installation of two air conditioning units on the flank wall of 5 The Bridge, Taunton. In addition, the removal of an existing staircase within the property and its replacement with a new staircase in a different location.

Schedule 3

(Steps required to be taken)

(i) Remove the two air conditioning units in their entirety (including all fixings, supports and electrical connections and wiring) and repair the render as a result of their removal, in materials and with workmanship to bring the exterior of the property back to the condition immediately prior to the installation of the air conditioning units.

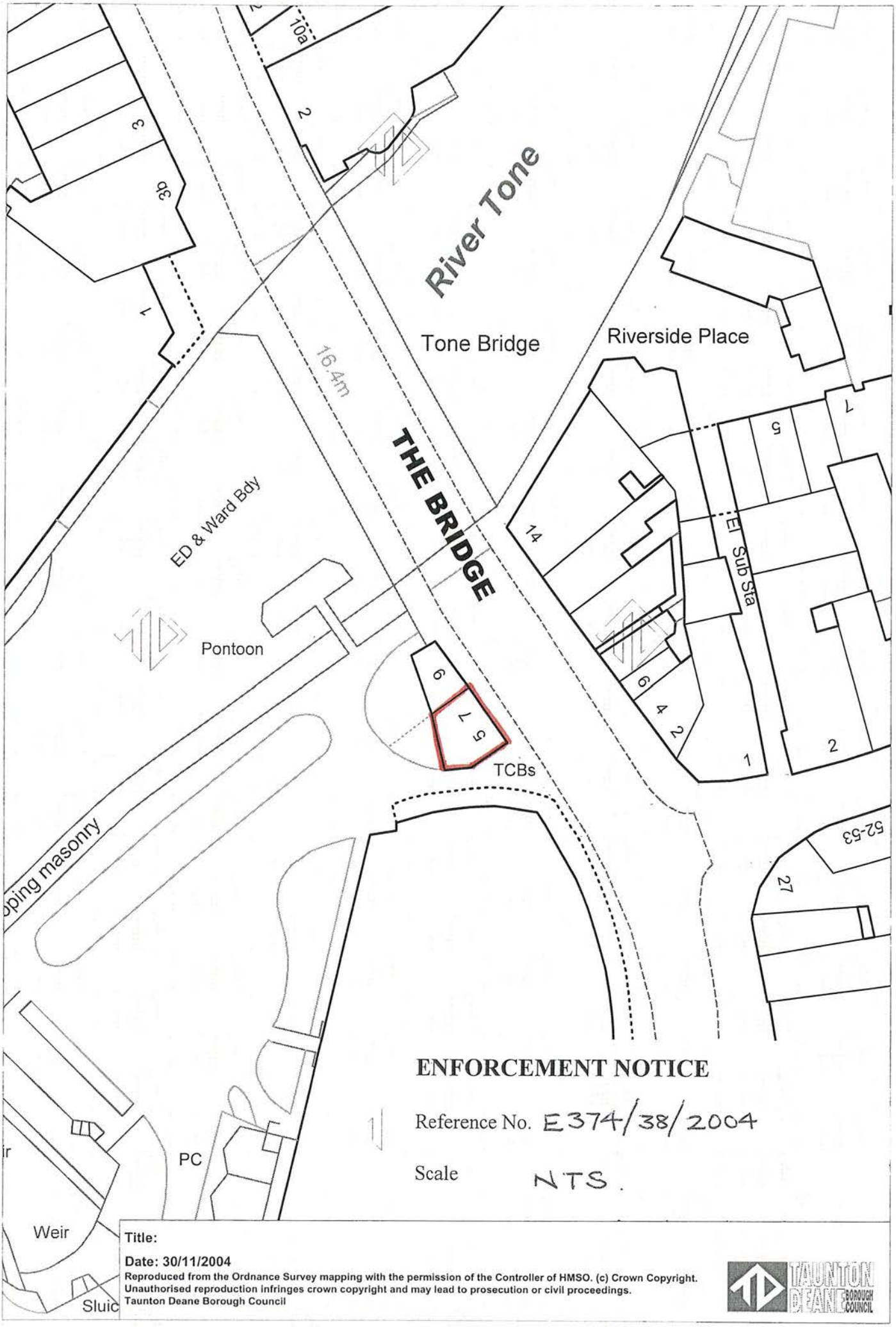
(ii) Remove the new staircase in its entirety and reinstate the part of the interior of the building affected with materials and with workmanship to bring the property back to the condition immediately prior to the installation of the unauthorised new staircase. In addition, reconstruct a timber staircase in its original position including flank walls in materials and with workmanship to replicate the character of the staircase which was removed without listed building consent.

Annex

Statement of reasons why the Council considers it expedient to issue the notice

The air conditioning units and the new staircase are considered to have an adverse affect on the character of this listed building. As such, the works undertaken are contrary to Policy 9 of the Somerset and Exmoor National

Park Joint Structure Plan Review, Policies EN16 and EN17 of the Taunton Deane Local Plan and Guidance as contained in Planning Policy Guidance Note 15.



ENFORCEMENT NOTICE

Reference No. E374/38/2004

Scale NTS.

Title:

Date: 30/11/2004

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Taunton Deane Borough Council

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