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 or extension 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 consider 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 their powers in the said Section 38, for the reasons given in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to restore the building to its former state within a period of 8 weeks 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 26th April, 1995.

Issued 24th March, 1995.

Signed [redacted]
Solicitor to the Council

The Deane House,
Belvedere Road,
TAUNTON.

RB/PD.11/A/517

Schedule 1

(Building to which this notice relates)

74 Staplegrove Road, Taunton (shown edged red on the attached plan)

Schedule 2

(Alleged contravention of listed building Control)

Unauthorised demolition of the eastern section
of front boundary wall as in situ on 12th September, 1994

Schedule 3

(Steps required to be taken)

1. Erect a reinforced concrete gate post to the east of the path to No. 74 and abutting the pavement of dimensions to match the existing gate post to the west of the path.

2. Provide an adequate foundation between the reinforced concrete posts to the east of the path finished level with and abutting the pavement.

3. Using salvaged bricks from the demolition of the boundary wall or those which are a very good match in respect of size, colour and texture to those in the west section of boundary wall, erect a wall consisting of two bricks in width and seven courses of stretcher bond extending between the reinforced concrete posts to the east of the path with the bricks being bedded in mortar to closely match the colour and joint size of the existing western boundary wall.

4. Using salvaged material from the demolition of the boundary wall or those which are a very good match in respect of sizes, colour, texture, detailing and shape to those in the west section of boundary wall, cap the newly erected brick boundary wall with chamfered bricks to match the mirror image detailing of the western boundary wall.

5. Using the salvaged stone panel from the demolition of the boundary wall or a new ham stone panel that is an accurate match in respect of dimensions and detailing to the ham stone panel on the far western end of the existing west boundary wall, erect/secure the same on top of the newly built eastern boundary wall at its far eastern end abutting the existing reinforced concrete post.

Annex

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

(a) The demolition of the eastern section of front boundary wall has an adverse effect on the subject listed wall and on the setting of the principal listed building, the group of which it forms part and on the character and appearance of this part of the Conservation Area.

(b) If the current situation in respect of the demolished eastern section of front boundary wall is allowed to remain by the Local Planning Authority, it is likely to result in, or encourage actions of a similar nature, which the Local Planning Authority would find difficult to resist, the cumulative effect of which would further detract from the character and amenities of the listed buildings and Conservation Area.

ENFORCEMENT NOTICE

Reference No. 38/93/141
38/93/142LB

Scale 1:2500

