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 six 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 27th May 1994

Issued 26th April 1994

[redacted]

Solicitor to the Council

The Deane House,
Belvedere Road,
TAUNTON.

RB/PD.11/A/468

Schedule 1

(Building to which this notice relates)

Ridge Farmhouse, Bathealton

(shown edged red on the attached plan)

Schedule 2

(Alleged contravention of listed building Control)

The unauthorised installation of PVCu windows in hardwood stained frames throughout the property.

Schedule 3

(Steps required to be taken)

Remove the unauthorised PVCu windows and hardwood frames and install painted timber, 2 and 3 light, side-hung, fully rebated, balanced, casements with horizontal glazing bars and timber cills all as were in situ prior to the unauthorised works.

Annex

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

(a) The casements are constructed of a material which is unrepresentative of the period of the building's construction and as such appear as modern intrusive features which are unsympathetic to the building's historic character.

(b) The replacement window design by reason of its storm detailing, sections and profiles of casements and incorporation of double glazing with planted diamond leading is blatantly modern and unrepresentative of the former 2 and 3 light timber casements with horizontal glazing bars, which in turn has had a detrimental effect on the character of this Grade II listed building.

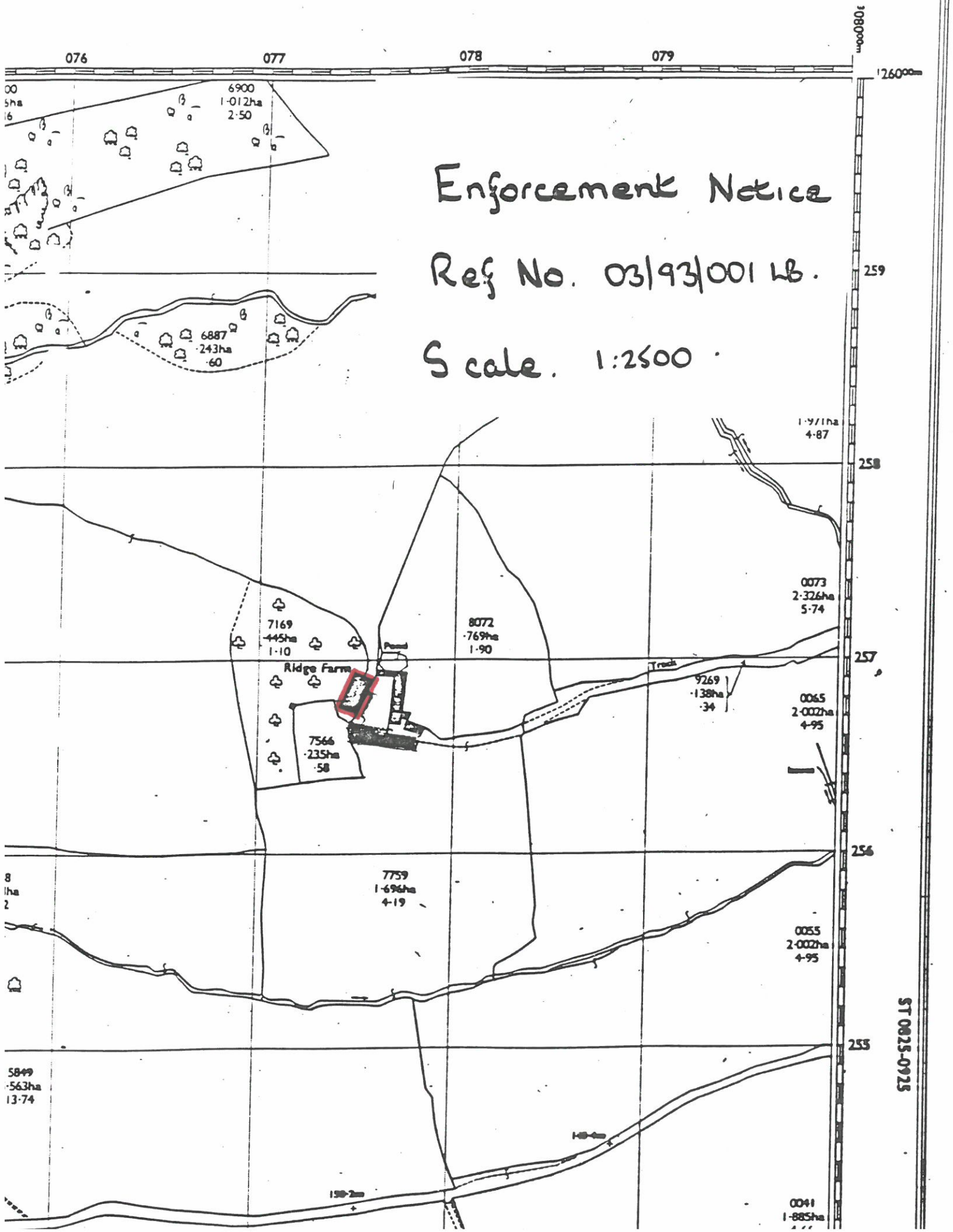
(c) The introduction of windows of modern materials and inappropriate design would encourage similar proposals in listed buildings which would be difficult to resist, thereby resulting in further loss of character to individual buildings and the area.

NOTE: You are advised to submit <u>full</u> details of the windows required by this Notice for approval by the Local Planning Authority prior to any instruction or execution of the same, in order that abortive work can be avoided.

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03/93/001 LB

PLAN ST 0625-0725



Enforcement Notice

Ref No. 03/93/001 LB.

Scale. 1:2500.