As modified on 12/6/09 in accordance with S38(5) Planning (Listed Buildings and Conservation Areas) Act 1990.

Important - This Communication Affects Your Property
Planning (Listed Buildings and Conservation Areas) Act 1990
Listed Building Enforcement Notice

Issued by: Taunton Deane Borough Council

1. The Council is the local planning authority for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to the following building: Woodards (former convent), South Road, Taunton ('the Building')

2. The Building is included within a list of buildings of special architectural or historic interest compiled or approved under section 1 of the said Act

3. Breach of listed building control

It appears to the Council that the works specified below have been or are being executed to the Building and are such as to constitute a contravention of section 9(2) of the said Act:

1. the unsatisfactory repair and consolidation of the remains of the former shrine to the south east of the Building, as identified on the site plan and photograph 1 attached to this notice
2. the non reinstatement of the wooden figurine to the ground floor recess of phase 4, as identified on the site plan and photograph 2 attached to this notice
3. the unsatisfactory re-laying of the decorative clay glazed tiles to cloister. The mortar is missing from the joints and mortar slurry is generally evident on the surfaces. The extent of the area relevant to this item is identified in the site plan, with an example of the issue attached as photograph 3
4. the unfinished repairs to the walls of the cloister as identified on the site plan and more clearly noted on photographs 4 and 5 attached to this notice.
5. the unsatisfactory replacement of decorative clay floor tiling to the entrance lobby of phase 5, as identified on the site plan and photograph 6 attached to this notice.

4. Reason for issuing the notice

The Council considers it expedient to issue this notice having regard to the effect of the said works on the character of the Building as one of special architectural or historic interest

The works to the cloister, shrine and entrance lobby to phase 5 are considered not to have been satisfactorily implemented in accordance with the conditions and approved plans attached to listed building consents 38/01/0155LB and 38/05/0405LB and therefore are contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in Planning Policy Guidance Note 15.

The wooden figurine to the ground floor recess of phase 4, is an integral fixture, whose permanent removal has not been granted listed building consent and hence is contrary to Policy 9 of the Somerset and Exmoor National Park Joint Structure Plan Review and guidance contained in Planning Policy Guidance Note 15.

5. Steps required to be taken

The Council requires the steps specified below to be taken within 2 months from the date this notice takes effect for the purposes of bringing the building to the state in which it would have been if the terms and conditions of the listed building consents had been complied with:

1 (a) remove by hand, such plant material which can easily be removed from the former shrine
(b) root kill any associated remaining plant material from the former shrine
(c) consolidate the extant fabric of the former shrine, using a mortar mix 1:3 (lime putty : course well graded locally sourced red sand

2. Reinstate the repaired wooden figurine to the ground floor alcove of phase 4
3. Undertake a comprehensive overhaul of the clay glazed tiling to the cloister so as to achieve a cohesive mortar finish to the joints and remove the slurry of the same to the surfaces
4. Remove by hand or the use of a JOS/DOFF system, areas of extant lime wash/paint as identified in photographs 4 and 5 attached to the notice
5. Adapt and consolidate the decorative clay glazed tile in the vicinity of the entrance lobby to phase 5 so as to provide a continuous black and beige banding across the threshold.

6. Time for compliance

~~2 months from the date this notice takes effect~~ 28th August 2009

7. When this notice takes effect

This Notice will take effect on 15th June 2009 unless an appeal is made against it beforehand

Dated: 8 May 2009

Signed: [redacted]

on behalf of Taunton Deane Borough Council
The Deane House
Belvedere Road
Taunton
Somerset
TA1 1HE

Annex

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

The Planning (Listed Building and Conservation Areas) Act 1990 as amended.

Listed Building (or Conservation Area) Enforcement Notice relating to Woodards (former convent), South Road, Taunton

This local planning authority, Taunton Deane Borough Council has issued a Listed Building Enforcement Notice relating to the above building and I now serve on you a copy of that notice as you have an interest in the building. Copies of the notice are also being served on the parties listed at the end of this letter who, it is understood, also have an interest in the building.

There is a right of appeal to the Secretary of State (at The Planning Inspectorate) against the notice. Unless an appeal is made, as described below, the notice will take effect on 15th June 2009 and you must then ensure that the required steps, for which you may be held responsible, are taken within the period(s) specified in the notice.

Please see the enclosed information sheet from The Planning Inspectorate which tells you how to make an appeal.

If you decide that you want to appeal against the Listed Building enforcement notice you must ensure that you send your appeal soon enough so that normally it will be delivered by post/electronic transmission to the Secretary of State (at The Planning Inspectorate) before 15th June 2009.

Under section 39(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), you may appeal on one or more of the following grounds:-

(a) For a listed building - that the building is not of special or architectural or historic interest;

For a building within a conservation area – that retention of the building is not necessary in the interests of preserving or enhancing the character or appearance of the conservation area in which it is situated;

(b) that the matters alleged to constitute a contravention of section 9(1) or (2) have not occurred;

(c) that those matters (if they occurred) do not constitute such a contravention;

(d) that the works to the building were urgently necessary in the interests of safety or health or for the preservation of the building, that it was not practicable to secure safety or health or, as the case may be, the preservation of the building by works of repair or works for affording temporary support or shelter, and that the works carried out were limited to the minimum measures immediately necessary;

(e) that listed building consent ought to be granted for the works, or that any relevant condition of such consent which has been granted ought to be discharged, or different conditions substituted;

(f) that copies of the notice were not served as required by section 38(4).

(g) except in relation to such a requirement as is mentioned in section 38(2)(b) or (c), that the requirements of the notice exceed what is necessary for restoring the building to its condition before the works were carried out; (Note: It should be noted that its condition before the works were carried out refers to its former authorised condition, which is its condition when listed, subject to any listed building consents subsequently granted. It does not refer to its physical condition, for example in terms of repair.)

(h) that the period specified in the notice as the period within which any steps required by the notice is to be taken falls short of what should reasonably be allowed;

(i) that the steps required by the notice for the purpose of restoring the character of the building to its former state would not serve the purpose. (Note: this ground cannot be pleaded at the same time as grounds (j) and/or (k) -see note below.

(j) that the steps required to be taken by virtue of section 38(2)(b) exceed what is necessary to alleviate the effect of the works executed to the building. (Note: This ground is concerned with alleviation, not with restoration and cannot be pleaded at the same time as grounds (j) and/or(k)- see note below)

(k) that steps required to be taken by virtue of section 38(2)(c) exceed what is necessary to bring the building to the state in which it would have been if the terms and conditions of the listed building consent had been complied with(Note:This ground cannot be pleaded at the same time as grounds (i) and/or(j) –see note below.

Note: Not all of these grounds may be relevant to you.

Please also note that grounds (i), (j) and (k) are mutually exclusive and cannot be pleaded simultaneously although any one of them can be pleaded at the same as ground (g).

Ground (i) should be pleaded if the notice has been issued under Section 38(2)(a) and relates only to restoration

Ground (j) should be pleaded if the notice requires alleviation of the works and it has been issued under Section 38(2)(b).

Ground (k) should be pleaded if the notice has been issued under Section 38(2)(c) and requires bringing the building to the state it would have been in if the terms and conditions of any Listed Building Consent had been complied with.

If you decide to appeal, when you submit it, you should state in writing the ground(s) on which you are appealing against the enforcement notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

Parties on whom the enforcement notice has been served







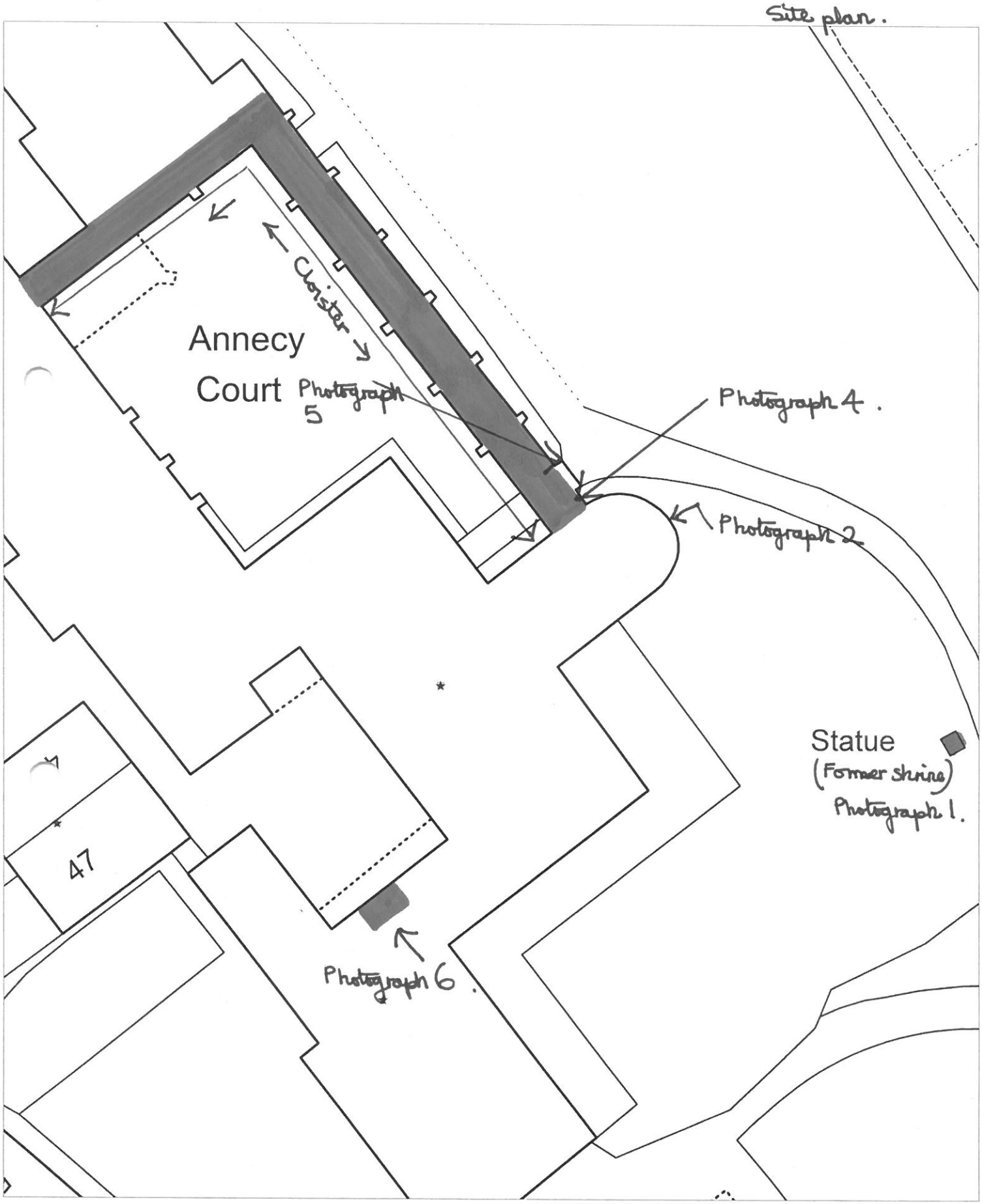


Location Plan



PLANNING ENFORCEMENT NO: E0098/38/09

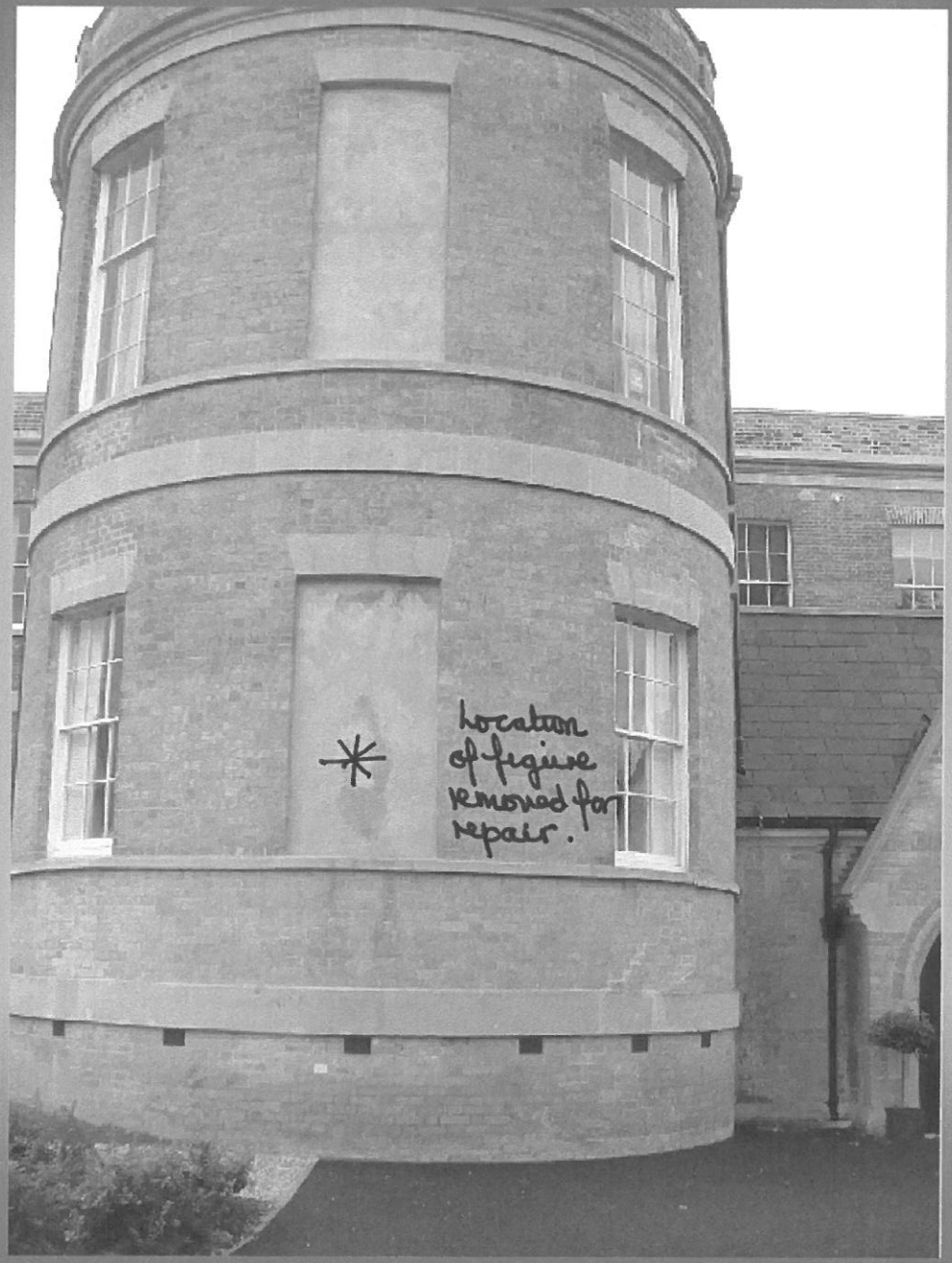
NOT TO SCALE


Site plan.
Annecy Court
Cloister
Photograph 5
Photograph 4.
Photograph 2
Statue
(Former Shrine)
Photograph 1.
47
Photograph 6.

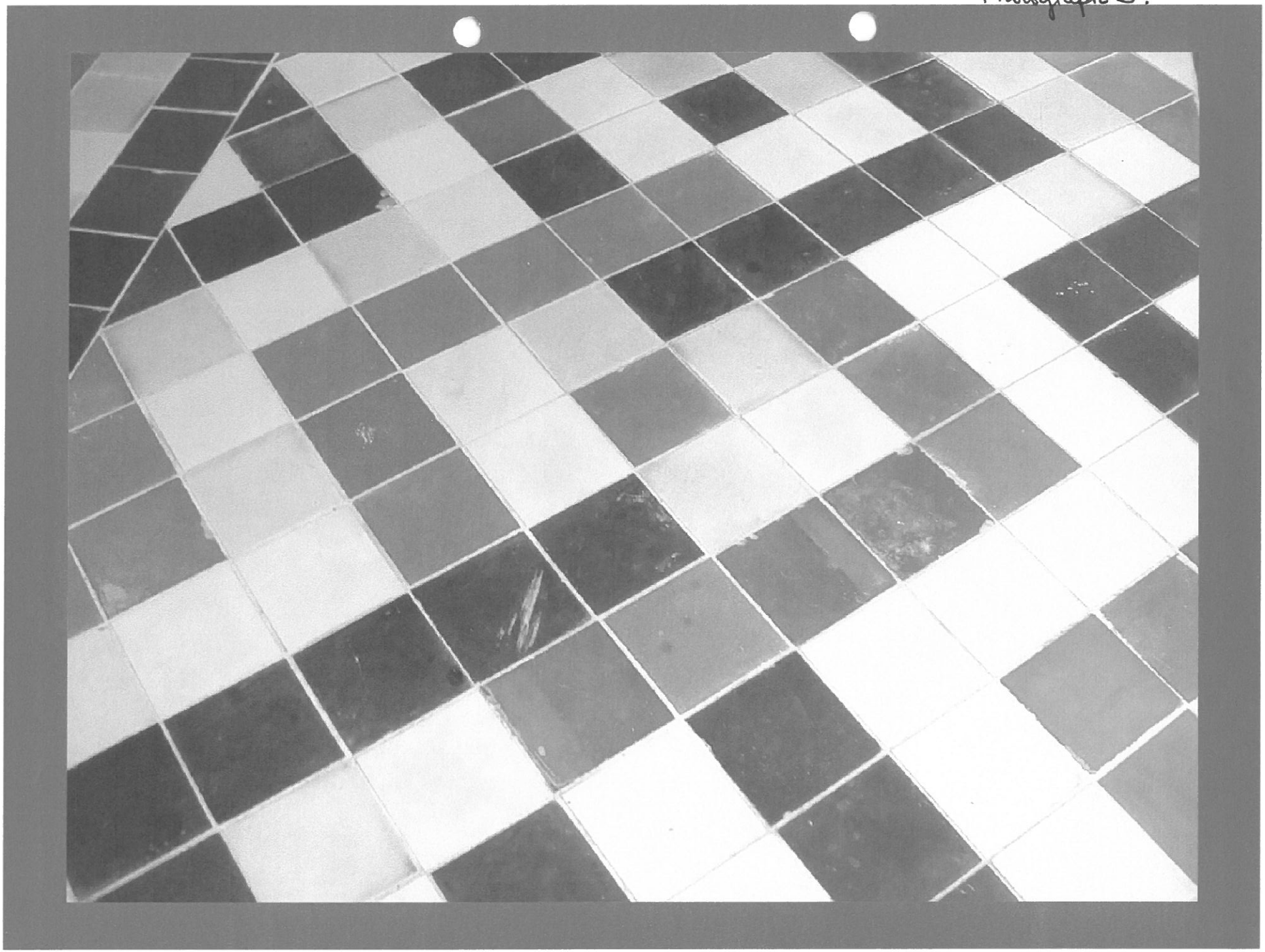
Photograph 1.



Photograph 2.



Photograph 3.



Photograph 4



Photograph 5



Photograph 6.

