

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(as amended)

LISTED BUILDING ENFORCEMENT NOTICE
(Unauthorised Works)

WHEREAS:

(1) The building situate at and known as Caps Cottage, House Lane, Sandridge, St Albans, Hertfordshire, shown edged red on the attached plan is a listed building as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) The building is situate within the district of the St Albans District Council ("the Council"), being the local planning authority for the purposes of the Act.

(3) It appears to the Council that the following works, specified in Schedule 1 ("the said works") have been carried out to the building and that the said works involve a contravention of Section 7 of the Act in that the said works are for the alteration of a listed building in a manner affecting its character as a building of special architectural or historic interest and the said works are not authorised under the Act, no listed building consent having been granted therefore.

(4) The Council considers it expedient, having regard to the effect of the said works on the character of the building as one of special architectural or historic interest, to issue this notice.

NOTICE IS HEREBY GIVEN that, in exercise of their powers under Section 38 of the Act, the Council require that the steps specified in Schedule 2 hereto be taken to restore the building to its former state within the period of 3 months from the date on which this notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of section 39(2) of the Act, on 25 June 2008.

SCHEDULE 1

The said works that have been carried out to the Building.

- Roofs: Removal of hand made peg tiles and replacement with new tiles of unsuitable colour and texture. Removal of much of the oak rafters and replacement with new softwood rafters.
- Walls: Removal of timber weatherboarding from the north outshot and replacement with plastic (UPVc) siding.
- Windows and Doors: Timber windows removed and replaced with UPVc frames and m.d.f window boards. Timber doors and frames removed and replaced with UPVc doors and frames.
- Chimneys: Stacks removed including historic (thin) bricks and replaced with new bricks of unsuitable, medieval appearance.
- Porches: Removal of handmade peg tiles and replacement with new tiles and unsuitable colour and texture north outshot: Removal of clay roof tiles and replacement with roofing felt: Installation of metal flue. Removal of rendered brick and tiles roof garage and replacement with prefabricated concrete garage with flat felt roof of unsuitable appearance.
- Removal of metal rainwater goods and replacement with UPVc.
- Internally: Removal of under-drawing of parts of lath and plaster ceilings and replacement with plasterboard.
- Removal of existing doors and replacement with new flush doors of unsuitable character.
- Generally covering up all ground floor external walls with plasterboard dry lining.

SCHEDULE 2

The works to restore the building to its former state

- Roofs: Remove all clay tiles and ridge and hip tiles. Return clay peg tiles. Allow inspection of alterations to underlying structure.
- Walls: Remove plastic siding and replace with dark stained softwood weather boarding
- Windows and doors: Remove plastic windows, doors and frames and replace with painted timber. Remove all m.d.f window boards and replace with timber softwood using remaining boards as a model. Re-open the ground floor south west elevation to its former extent.
- Chimneys: Remove and rebuild parts of chimney stacks and rebuild using red bricks to match original in size and colour in lime mortar and to an agreed drawing based on photographic evidence.
- Porches: Roof tiles to be removed and replaced with hand made clay tiles.
- Metal Flue: Remove shiny metal flue or paint a colour to be agreed.
- Garage: Remove modern prefabricated concrete structure.
- Rainwater Gutters: Remove plastic rainwater goods and replace with black painted cast iron.
- Roof area: Remove new softwood rafters and replace in oak pairs to match remaining. Oak rafters to be positioned in accordance with marks or peg holes on existing purlins or plates. Reinstate any other oak roof members.

INTERNALLY

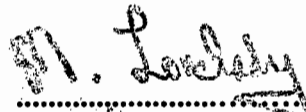
Ground Floor

- South Room: Remove plasterboard ceiling (3/4 of total area) and replace with lath and plaster to match part of ceiling that remains (approx 1/4), or repair lath and plaster ceiling thereby exposed to an extent to be agreed with the Local Planning Authority, in writing.
- Middle Room: Remove dry lining and repair behind in lime plaster depending on inspection.
- Inner Lobby: Remove lining as above and replace inappropriate flush doors. Remove extended lobby.
- North Room: Remove dry lining etc. as above.
- Generally Replace all new modern flush doors with traditional panelled doors to an agreed design and any newly installed modern waterproof plaster, notwithstanding the insertion of d.p.c.

First Floor

South Room: Remove hard modern plaster repair above the west window and replace in plaster to match that surrounding.

Issued 14 May 2008



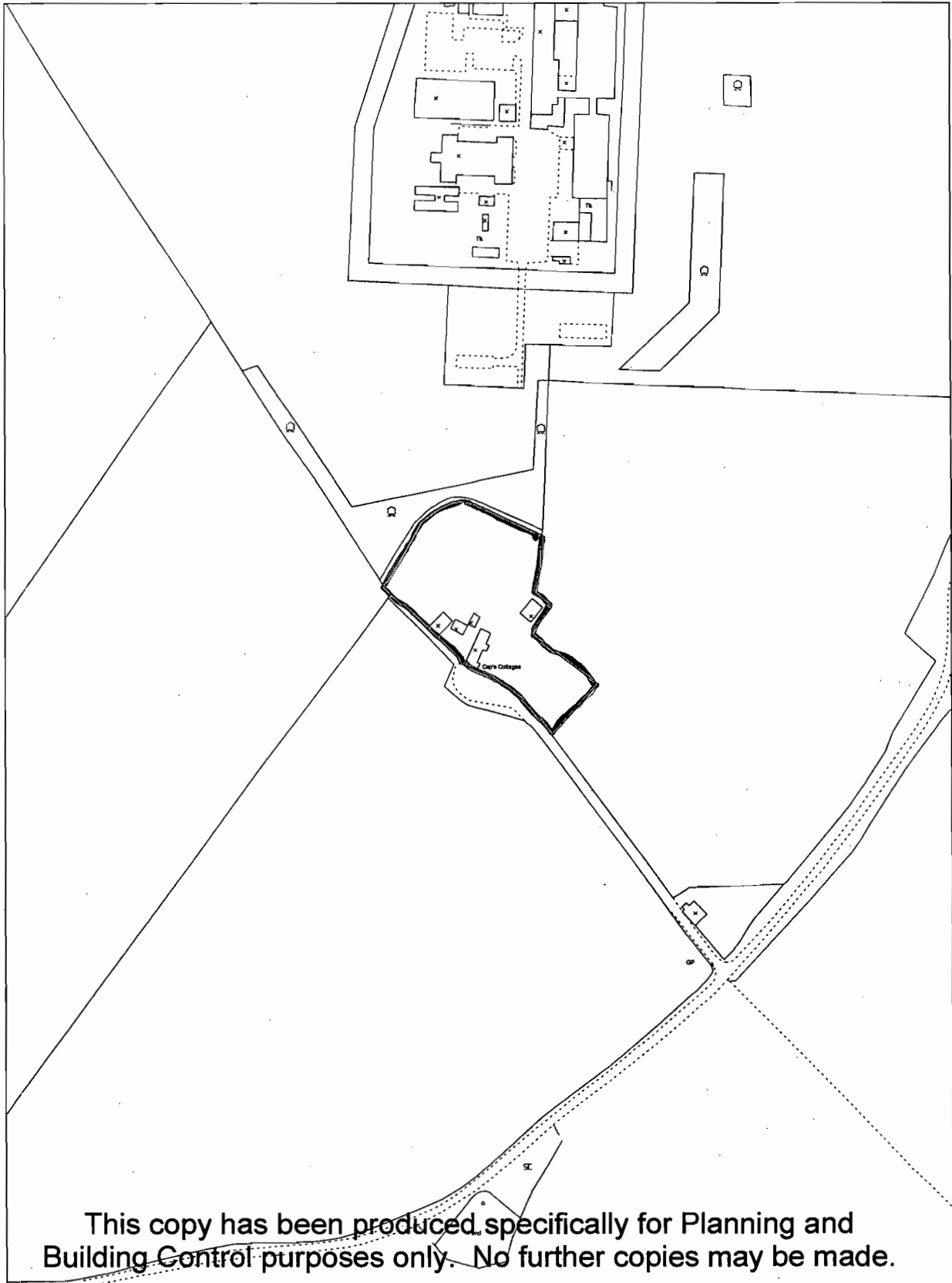
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M. Lovelady, LL.B. (Solicitor)
Head of Legal and Democratic Services

Civic Centre
St Peters Street
St Albans
Herts AL1 3JE

ANNEX

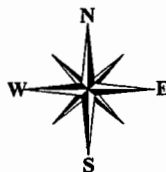
The Council considers it expedient to issue the attached Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the following reasons:-

The works undertaken by reason of the materials used and features removed detract from this Grade II Listed Building and are contrary to the provisions of Policy 86 (i), (ii), (iii), (a), (b), (c), (d) and (g) of the St Albans District Local Plan Review 1994.



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