

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4th March 2009

AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1561/02/LB and S/1498/02/F - COTTENHAM Enforcement Report, Dunstall House, 193 High Street

Notes:

Purpose

To inform Members about the demolition and rebuilding of the front boundary wall at the above address, which is not in accordance with Listed Building Consent S/1561/02/LB and Planning Permission S/1498/02/F.

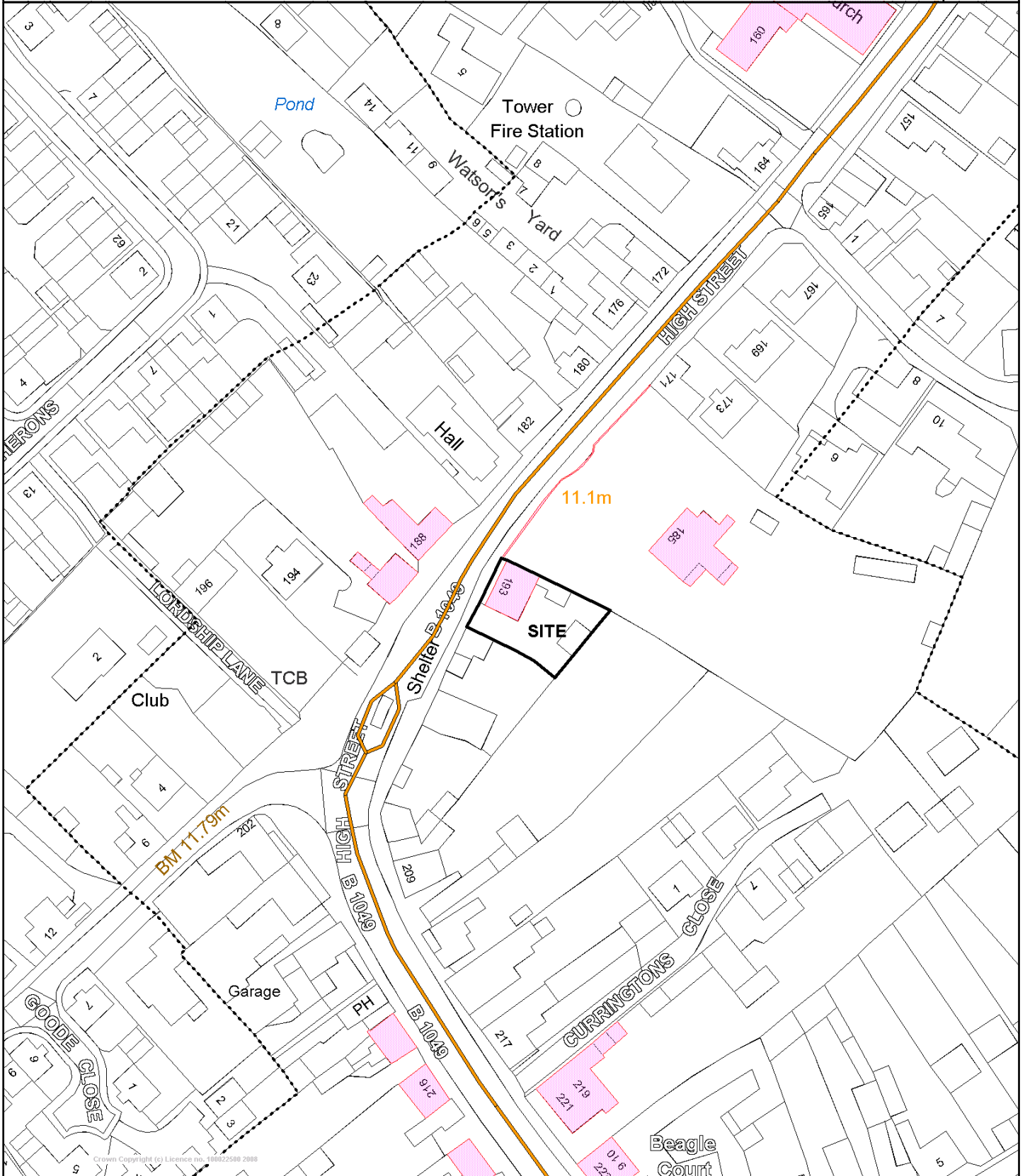
To seek authority to take appropriate enforcement action.

Members will visit the site on 4th March 2008

Conservation Area

Background

1. Dunstall House, 193 High Street, Cottenham is a grade 11 listed building. On 11 October 2002 Listed Building consent was granted for internal alterations and the reinstatement of the front boundary walls and railings. The permission contained ten conditions, four of which were relevant to the boundary wall and railings. These were:
 - (a) Condition 4: A sample of the proposed brick shall be supplied on site for the prior approval of the Local Planning Authority
(Reason – To ensure the use of appropriate material.)
 - (b) Condition 5: All brickwork repairs shall precisely match the existing brick, bonding and mortar to the approval of the Local Planning Authority.
(Reason – To ensure such repairs match existing brick detail.)
 - (c) Condition 6: All mortars, plasters and render shall be lime rich to specifications submitted to and agreed in writing by the Local Planning Authority.
(Reason – To ensure detailing and material appropriate to this listed building.)
 - (d) Condition 9: Precise details of the proposed railings, gate, plinth and wall coping shall be submitted for the prior written approval of the Local Planning Authority and the works carried out in accordance with the approved details.
(Reason – To ensure detailing appropriate to this listed building.)
2. The works were carried out without the compliance of Conditions 4,5,6 and 9.as confirmed by a site visit.



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Scale 1/1250 Date 20/2/2009

Centre = 545029 E 267792 N

March Planning Committee

Conclusions

3. The wall has not been constructed in accordance with Listed Building Consent S/1561/02/LB & Planning Permission S/1498/02/F. The conditions of consent requested a sample of the proposed brick and details of the mortar mix, coping and plinth in addition to the railings and gate
4. The wall has been constructed using reclaimed bricks from an internal wall in the dwelling that was approved under the same reference, and bricks from a site in the village. The use of reclaimed bricks is not supported. Firstly the wall should read as a 21st century addition and therefore the use of new bricks is more honest. Secondly the use of reclaimed bricks, that have lost their sharp edges, results in wide mortar joints. Thirdly there is a difference in colour, in particular the use of red, sooted and painted bricks.
5. Mortar varies to that on the house in colour and texture, due to the colour and sharpness of the sand. There is very little sharp sand in the mix and the joint has been “bagged” to give a smooth finish. The colour and hardness of the mortar implies that some cement has been added, which is not a traditional mix.
6. Detailing of the new pier is not correct, as the pier is flush with the new flank wall. The traditional detail is one and a half bricks wide i.e. to match the original pier to the left hand of the front elevation.
7. The colour of the stone coping is very pale and does not match the existing capping to the left-hand pier. In addition the stone coping to the low wall is shallow and flat, which are not traditional details. Normally a coping is thicker and cambered to allow rainwater run-off.
8. The stone capping to the new pier does not match the existing capping in size and colour.
9. The form of the new flank wall does not exactly match the curve on the original flank wall.
10. For the above reasons the wall is considered to harm the special character and appearance of the listed building and neither preserve nor enhance the Conservation Area.
11. The applicant has been asked to demolish the wall and rebuild in accordance with Listed Building Consent S/1561/02/LB and Planning Permission S/1498/02/F. This has not occurred.

Recommendation

12. It is recommended that authorisation be given to the Corporate Manager – Planning and Sustainable Communities in consultation with the Solicitor to the Council, to pursue appropriate enforcement action to secure the demolition of the new front boundary wall down to the original brickwork i.e. to one course above ground level, the demolition of the right hand flank wall and pier, to make good any damage to the original left-hand flank wall and the front corner of the dwelling and to rebuild in accordance with Listed Building Consent S/1561/02/LB and Planning Permission S/1498/02/F. .

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