

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

4<sup>th</sup> March 2009

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

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### **S/1475/07/LB - GAMLINGAY Enforcement Report, 47 Church 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/1475/07/LB.

To inform them of a small section of wall attached to the front wall of the house, which has been demolished without consent and rebuilt.

To seek authority to take appropriate enforcement action.

#### **Members will visit the site on 4<sup>th</sup> March 2008**

#### **Conservation Area**

#### **Background**

1. 47 Church Street is a grade II listed building. On 28<sup>th</sup> September 2007 Listed Building consent was granted for alterations, which included the demolition and rebuilding of the front boundary wall. The permission contained four conditions. The first two conditions have been complied with; the other two have not. Those conditions were:

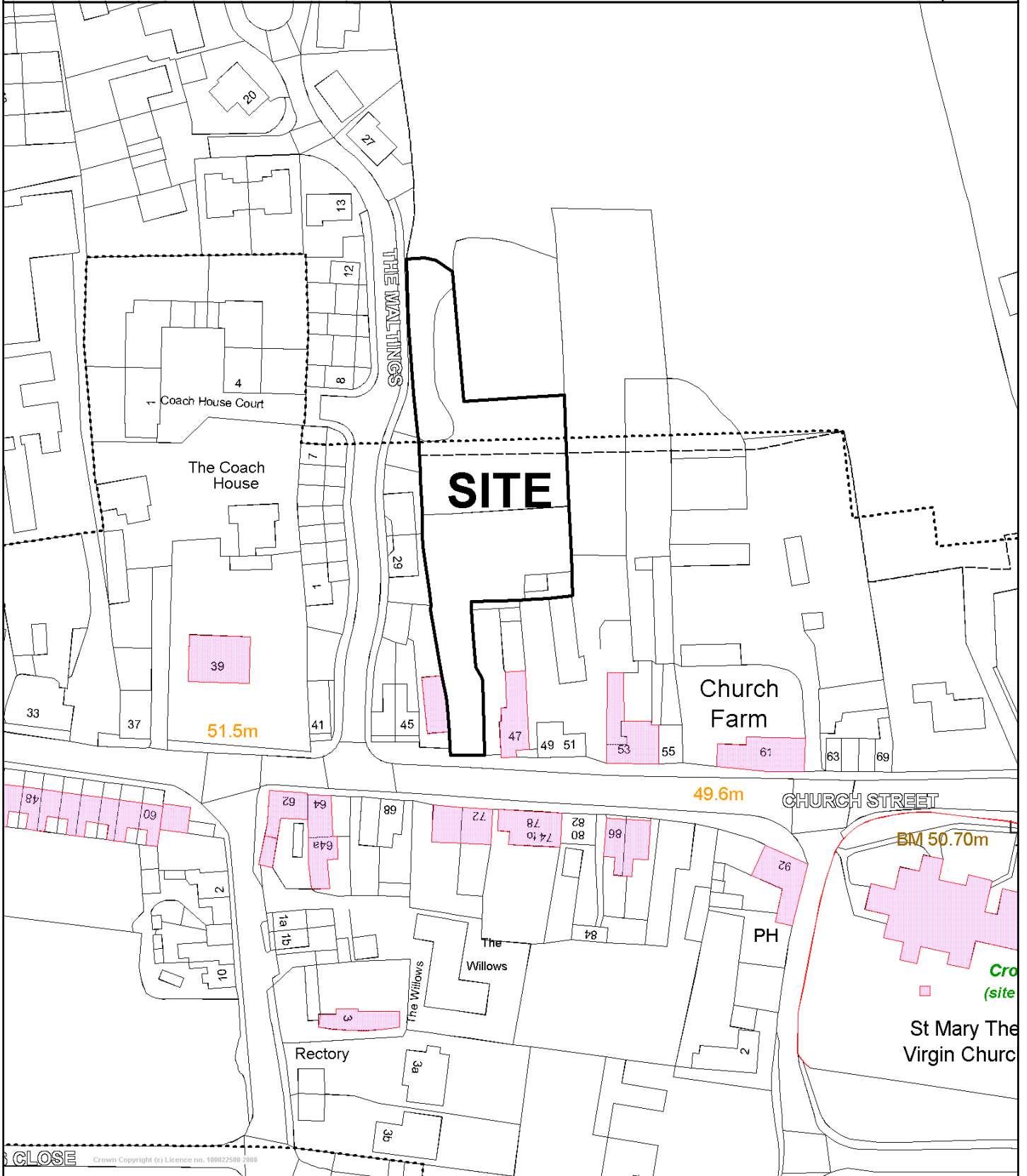
Condition 3: A sample of brickwork shall be constructed on site to enable the Local Planning Authority to agree the type of brick, the bond, the joint detail and the mortar mix.

(Reason – To ensure detailing and materials appropriate to this listed building.)

Condition 4: Precise details of the proposed coping shall be submitted for the prior approval of the Local Planning Authority.

(Reason – To ensure detailing and materials appropriate to this curtilage listed wall.)

2. The reasons for approval of the application were:
  - a) The proposed works would not adversely affect the special character or appearance of the curtilage listed wall.
  - b) The proposed works would not result in any significant loss or harm to the historic fabric.
  - c) The proposed works would not have an adverse impact on the setting and appearance of the historic building.
3. The works were carried out without the compliance with Conditions 3 and 4. This has been confirmed by a site visit.



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Scale 1/1250 Date 18/2/2009

Centre = 524015 E 252370 N

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## **Conclusions**

4. The wall has been constructed using bricks salvaged from the demolition of the original wall and second-hand bricks purchased from a local retailer of salvaged materials. The use of salvaged bricks is supported in this case and it is accepted that, as there were insufficient bricks on site to reconstruct the wall, additional bricks would be required. However, it was anticipated that the existing bricks would be used on the street elevation so that the appearance of the wall prior to demolition would be replicated. This has not been the case and the wall has a mixture of existing and second-hand bricks, some of which are a different colour and texture to the existing.
5. The mortar is orange/buff in colour due to the colour of the sand and although it contains lime, a lighter colour with paler sand would have been more traditional.
6. The mortar joints are wide and there are large areas of mortar due to the use of damaged bricks that have lost their sharp edges. The joints are messy and have not been finished in a traditional manner i.e. stippled with a stiff brush to bring the aggregate to the surface. In addition there is mortar on some of the brick faces.
7. 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.
8. The applicant has been asked to demolish the wall and rebuild in accordance with Listed Building Consent S/1475/07/LB. This has not occurred.

## **Recommendation**

9. 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 to ground level, demolition of the small section of wall attached to the corner of the house, making good any damage to the boundary wall to Old Maltings Cottage and to rebuild the wall in accordance with Listed Building Consent S/1475/07/LB.

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