

5m E/12/0257/A – Unauthorised removal of internal chimney breast in the kitchen and insertion of a rolled steel joist at 36 Ermine Street, Thundridge, Ware, Herts, SG12 0SY

Parish: THUNDRIDGE

Ward: THUNDRIDGE AND STANDON

RECOMMENDATION:

That the Director of Neighbourhood Services, in consultation with the Director of Internal Services, be authorised to take enforcement action under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any such further steps as may be required to secure the replacement of the chimney breast and removal of the rolled steel joist.

Period for compliance: 6 Months

Reasons why it is expedient to issue a listed building enforcement notice:

1. The removal of the ground floor chimney breast and the insertion of the rolled steel joist has resulted in the loss of historic fabric and the introduction of unsympathetic material, which is out of keeping with and harmful to the special character, appearance and significance of this Grade II Listed heritage asset and compromises its structural integrity, contrary to Section 12 of the National Planning Policy Framework.

_____ (025712.PD)

1.0 Background:

- 1.1 The site is shown on the attached OS extract. The property is located on the east side of the Category II village of Thundridge and is a 2 storey mid-terraced Grade II Listed building.
- 1.2 In June 2012 the owner of the property advised the Council that the chimney breast in the kitchen had been removed as part of a project to replace/refurbish the kitchen. The owner indicated that they were unaware that the listing of the property meant that internal works also needed consent.
- 1.3 An application for retrospective listed building consent was submitted accordingly for the removal the original chimney breast and the insertion of a rolled steel joist (RSJ).
- 1.4 Following a site visit by the Council's Enforcement, Planning and

E/12/0257/A

Conservation Officers, the retrospective application was refused on 30th August 2012 for the following reason:

1. The removal of the ground floor chimney breast and the insertion of the rolled steel joist has resulted in the loss of historic fabric and the introduction of unsympathetic material, which is out of keeping with and harmful to the special character, appearance and significance of this Grade II Listed heritage asset and compromises its structural integrity, contrary to Section 12 of the National Planning Policy Framework.

2.0 Planning History:

2.1 The relevant planning history can be summarised as follows:

3/12/1061/LB	Application to regularize removal of chimney breast in kitchen and insertion of RSJ	Refused
--------------	---	---------

3.0 Policy:

3.1 The relevant policies in this matter are contained within Section 12 of The National Planning Policy Framework

4.0 Considerations:

- 4.1 The main consideration in this matter relates to the impact that the removal of a chimney breast has had on the significance of the building as a Grade II heritage asset.
- 4.2 The removal of what appears to be an original chimney breast has resulted in the loss of historic fabric, important to the building's value and character. In Officers view, the removal of part of the existing chimney breast, together with the insertion of an RSJ has had a harmful impact upon the character and appearance of the listed building and does not preserve or enhance the architectural or historic significance of this heritage asset. It is considered that the building is characterised by its two chimney breasts which add character and interest to the building.
- 4.3 The creation of additional space in the kitchen, by removing part of one of these chimney breasts, does not mitigate the harm caused to the historic value, character and fabric of the building. It is further considered that the introduction of an RSJ to support the ground floor

E/12/0257/A

ceiling/first floor is an uncharacteristic and harsh feature that is incongruous and unsympathetic to the character and appearance of the listed building.

4.4 The works that have been carried out therefore fail to comply with the guidance set out in section 12 of the NPPF.

5.0 Recommendations:

5.1 It is therefore recommended that authorisation be given to issue and serve a Listed Building Enforcement Notice requiring the removal of the unauthorised rolled steel joist and the reinstatement of the chimney breast.