

**6k E/11/0177/B – Unauthorised works to a listed building at
Rye Cottage, to rear of Rye House, Rye Road, Hoddesdon, Herts, EN11 0EJ**

Parish: STANSTEAD ABBOTTS CP

Ward: STANSTEAD ABBOTTS

RECOMMENDATION:

That the Director of Neighbourhood Services, in consultation with the Director of Finance and Support Services, be authorised to take enforcement action under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and any such further steps as may be required to secure the works which are necessary to reverse the harm to the listed building.

Period for compliance: 3 months

Reason why it is expedient to issue an enforcement notice:

1. The unauthorised works are considered to be out of keeping with and detrimental to the character of the building and have resulted in harm to the significance of a listed heritage asset. The development is thereby contrary to Section 12 of the National Planning Policy Framework.

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1.0 Background:

- 1.1 The site is shown on the Ordnance Survey extract. It is located to the rear of Rye House, Hoddesdon, and consists of a single dwellinghouse physically attached to the rear of the Public House. Both Rye House and Rye Cottage are included within the Grade II listing.
- 1.2 In May 2011, concerns were expressed to the enforcement team regarding unauthorised works which had been carried out at the property without listed building consent.
- 1.3 The owner was contacted and an officer subsequently visited the site, where it was noted that the timber single glazed windows had been replaced with double glazed uPVC windows, and the weatherboarding had also been replaced.
- 1.4 After communications between both parties, it was agreed that the windows and weatherboarding would be replaced with more traditional materials/styles which would be in keeping with the listed building. The

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precise details were agreed in an on-site meeting involving the Conservation Officer in August 2012.

- 1.5 Despite numerous assurances by email that the agreed works would be undertaken, no works for the replacement of the windows and weatherboarding have been carried out to date.

2.0 Planning History:

- 2.1 There is no relevant planning history to report.

3.0 Policy:

- 3.1 The relevant policies are:
NPPF – Section 12, Conserving and enhancing the historic environment.

4.0 Considerations:

- 4.1 Rye Cottage is a Grade II listed building and is regarded as a designated heritage asset. In the absence of local policies on listed buildings, the NPPF makes it clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. In addition, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.
- 4.2 The unauthorised works which were carried out without listed building consent were out of keeping with and detrimental to the character of the listed building, causing significant harm to a designated heritage asset. Although the doubled glazed windows may improve energy efficiency to some degree, this does not provide sufficient justification for the harm caused to the listed building, and any alterations made should be carried out in a sympathetic manner.
- 4.3 A recommended programme of works to reverse the harm to the listed building was agreed between the Conservation Officer and the owners of the building, which involved replacement timber windows and replacement weatherboarding. These works are considered to be an appropriate compromise between safeguarding the historical significance of the building and enhancing its use as a dwellinghouse.
- 4.4 As the recommended programme of works has not been implemented since their agreement in August 2012, and the unauthorised works to the building remain in situ, it is now considered expedient to take formal

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action.

5.0 Recommendation:

- 5.1 For the above reasons it is recommended that authorisation be given to issue and serve a Listed Building Enforcement Notice requiring the carrying out of the previously approved remedial works.