

**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 Colney Heath Farm, Coursers Road, Colney Heath, 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 consider 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 6 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 19 February 2009

## SCHEDULE 1

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

- Replacement of two of the originally five rendered stable bays with poorly matched brickwork in cement mortar with revised door and window openings.
- Replacement of all brickwork above the stable doors (including the important dentilled eaves course) with unsuitable and consequent loss of two hayloft openings and ten small vent openings.
- Substantial alterations to roof structure including many new rafters.
- Replacement of the majority of roof tiles, with a mixture including some new tiles and a large proportion sooted reclaimed tiles which are not a good match to the existing.
- The introduction of nine rooflights which disrupt the simplicity of the roof.
- Introduction of new first floor with opening for two sets of stairs (replacing an earlier hayloft of modern joists and new particle boarding).
- Blocking of high level internal opening.
- Replacement of timber framed truss between bay 6 of this range and the new rebuilt extension mostly with new softwood. In particular cutting of the main tie beam to facilitate the lower level of the new first floor.
- Introduction of a modern blockwork partition at the first floor level dividing the former open hayloft.

## SCHEDULE 2

The works to restore the building to its former state.

- Remove new brickwork from south elevation and reinstate brickwork to match the remaining existing bricks and lime mortar complete with two stable openings and doors (to match the three remaining), 2 No. Hayloft openings, 10 No. small ventilation openings, 4 No. ornate iron tie rod anchors, dentilled eaves course.
- Remove modern door and sidelights and 2 No. windows from easternmost bay of front elevation and reinstate a simple boarded door and 2 No. slatted vents.
- Remove all rooflights and recently added non-matching new tiles to both roof slopes and sooted reclaimed tiles and replace with hand made clay peg tiles and ridge tiles with a closer match to the original tiles that remain to the 1<sup>st</sup> (East) bay.
- Remove all recently installed softwood roof structural members and reinstate former hayloft using timber joists to match the remains which are left in the wall sockets. Build into existing and new brickwork using splices where required to fit.
- Remove the new first floor and reinstate a simple softwood floor in the position of the former original floor at the level indicated by the blocked pockets in the walls. Reinstall iron tie rods laterally across the building anchoring them into the reinstated anchors.
- Remove all plastic rainwater goods and replace with good quality cast iron painted black.
- Remove satellite dish and aerials.
- Remove all modern finishes, fixtures and fittings including plaster and floor coverings from bay 1 (East). Repair original brickwork, partitions, internal doors, stairs and floor.

Issued 8 January 2009



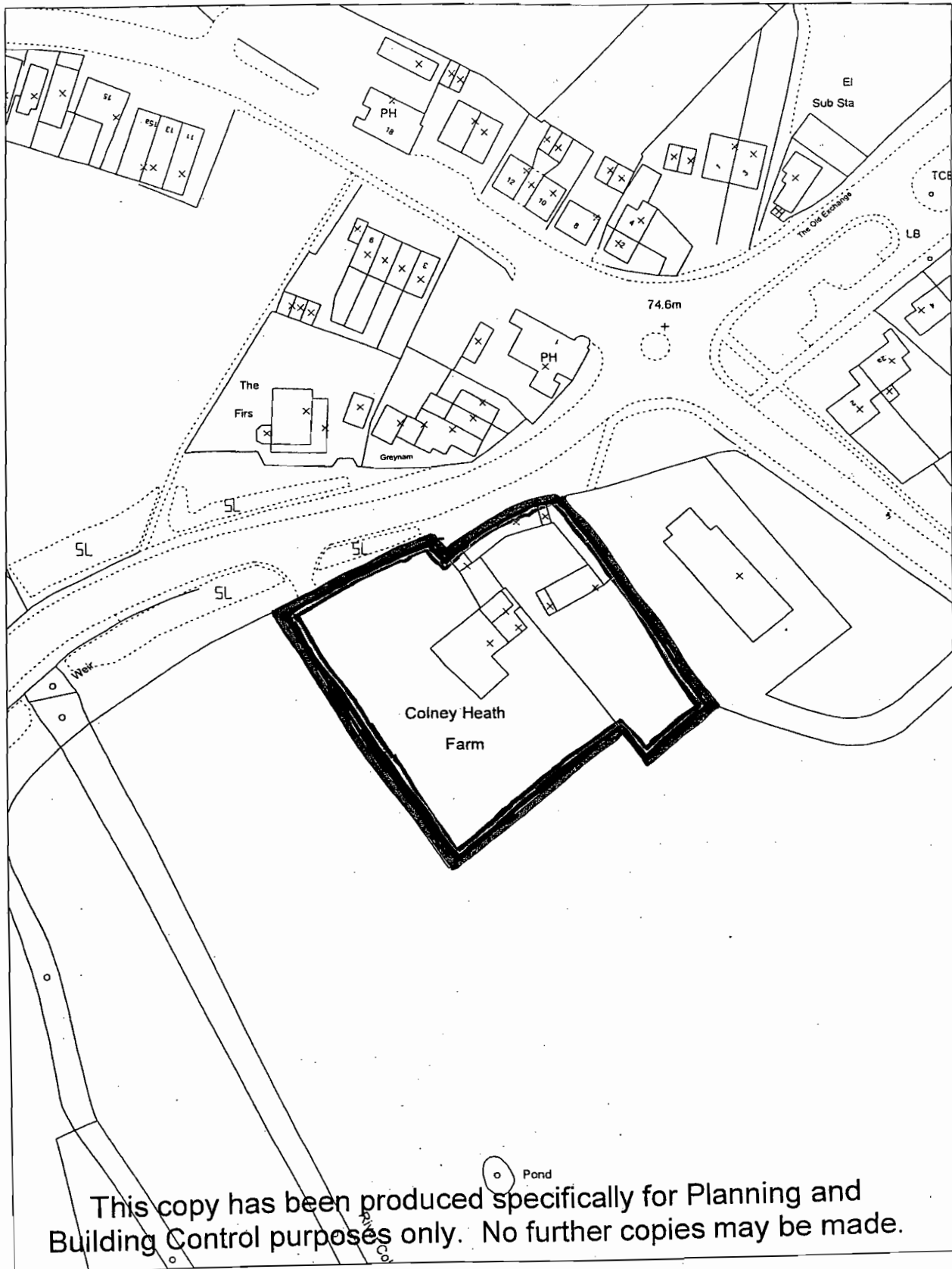
M Lovelady LL.B. (Solicitor)  
Head of Legal and Democratic Services

Civic Centre  
St Peters Street  
St Albans  
Herts AL1 3JE

## ANNEX

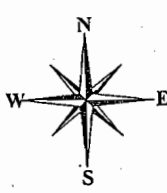
The Council consider it expedient to issue the attached Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the following reasons:-

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.



This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made.

This map has been reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
 © Crown copyright.  
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 OS License No: LA079227



Scale: 1:1250

