

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(as amended)**

**LISTED BUILDING ENFORCEMENT NOTICE
(Unauthorised Works in contravention of conditions of listed building
consent)**

WHEREAS:

(1) The building situate at and known as Beaumont Works Sutton Road St.Albans Hertfordshire shown hatched red on the site shown edged red on the attached plan Appendix 1 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 9(2) of the Act in that the said works are in breach of conditions attached to a listed building consent 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.

(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.

(5) **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 3 months from the date on which this notice takes effect.

(6) **THIS NOTICE SHALL TAKE EFFECT**, subject to the provisions of section 39(2) of the Act, on 16 January 2020

SCHEDULE 1

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

The works do not comply with the conditions 2, 5 and 6 of listed building consent 5/2018/1298LB dated 28 September 2018 in that the installation of windows and a door are not in accordance with window and door details approved under reference 5/2019/0543 which were partially discharged on 4 June 2019 and unauthorised works to Units 14,15 and 16 consisting of partitions, staircases and services which are not in accordance the approved floor plans in condition 2 of 5/2018/1298LB being drawing numbers 7919_REFURB_SK10 Rev 3 and 7919_REFURB_SK11 rev P4.

SCHEDULE 2

The works to restore the building to its former state.

1. Remove the unauthorised windows W-004, W004a, W-005 as shown in the marked elevation in blue as contained within Appendix 2 and replace with windows to match as approved for openings W-001, W-002 and W-003 as per the detailed drawings shown in Appendix 3
2. Remove the unauthorised windows W-029 and W-030 as shown in the marked elevation in yellow as contained within Appendix 2 and replace with windows as per the detailed drawings shown in Appendix 4.
3. Remove the unauthorised window W-028 as shown on the marked elevation in green as contained within Appendix 2 and replace with windows as per the detailed drawings in Appendix 5.
4. Remove the unauthorised door ED-012 as shown in the marked elevation in orange as contained within Appendix 2 and replace with windows as per the detailed drawings shown in Appendix 6.
5. Demolish the internal partitions and staircases to plots 14,15 and 16 and build in accordance with the approved plans being drawing numbers 7919_REFURB_SK10 rev P3 and 7919_REFURB_SK11 rev P4 in condition 2 of listed building consent 5/2018/1298LB.
6. Make good any damage to the building to match the existing original work adjacent, which is undisturbed by the unauthorised works, in respect of materials used, detailed execution and finished appearance.

Issued 5 December 2019



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Charles Turner
Solicitor to the Council

St Albans District Council
Civic Centre
St Peters Street
St Albans
Herts AL1 3JE

ANNEX 1

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 existing unauthorised windows W-004, W-004a, W-005, W-028, W-029, W-030 and door ED- 012 by virtue of their design and appearance causes harm to the special architectural and historic interest of the Grade 11 listed building contrary to the aims of Policy 86 of the St. Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework 2019.

The unauthorised works to Units 14,15 and 16 consisting of installation of partitions, staircases and services which are not in accordance with the approved floor plans in condition 2 of listed building consent 5/2018/1298LB, being drawing numbers 7919_REFURB_SK10 rev P3 and 7919_REFURB_SK11 rev P4 by virtue of their siting and design causes harm to the special architectural and historic interest of the Grade 11 listed building contrary to the aims of Policy 86 of the St.Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework 2019.

ANNEX 2

Your Right of Appeal

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 6 of the notice. The enclosed information sheet and information in the letter give details of your rights of appeal.

What Happens If You Do No Appeal

If you do not appeal against this listed building enforcement notice, it will take effect on the date specified in paragraph 6 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 5 of the notice. Failure to comply with a listed building enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

enforcement/lbenfn

Appendix 1. Site plan of Beaumont Works, Sutton Road, St. Albans.

The site boundary is marked in red and the listed building known as Beaumont Works is hatched in red



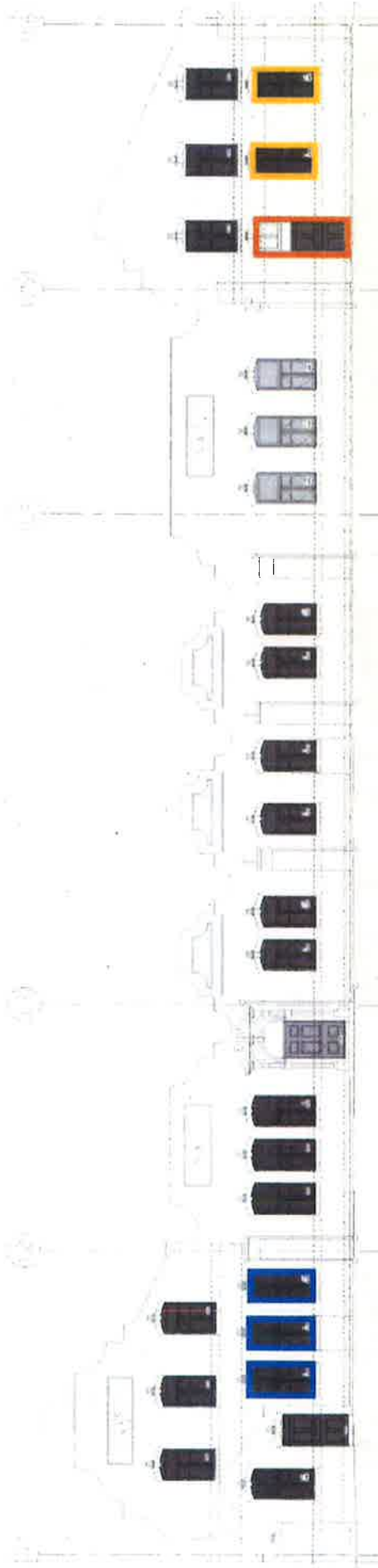
Appendix 2 – Elevations showing the windows and door to be removed and replaced

Windows marked in blue are to be replaced with the windows as per the details located in Appendix 3

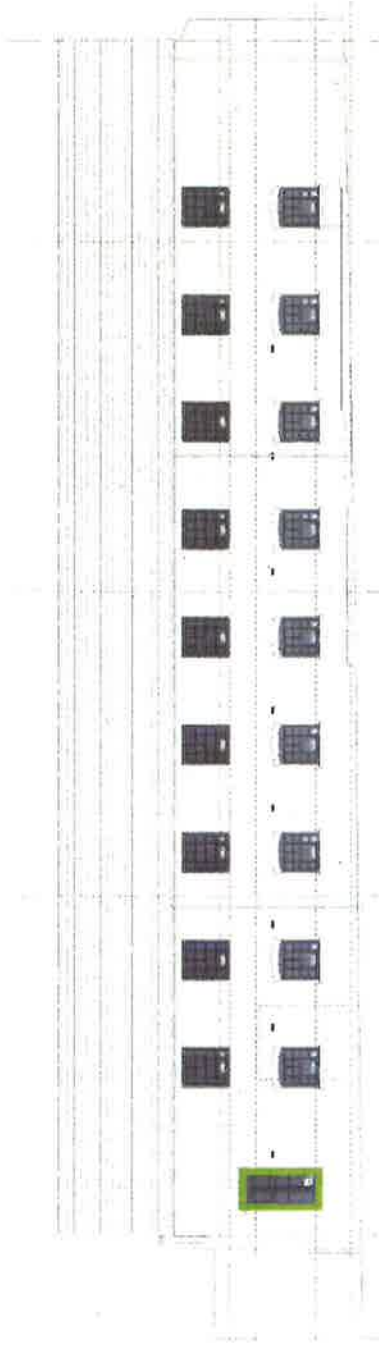
Windows marked in yellow are to be replaced with the windows as per the details located in Appendix 4

Window marked in green are to be replaced with the windows as per the details located in Appendix 5

Door marked in orange are to be replaced with the windows as per the details located in Appendix 6



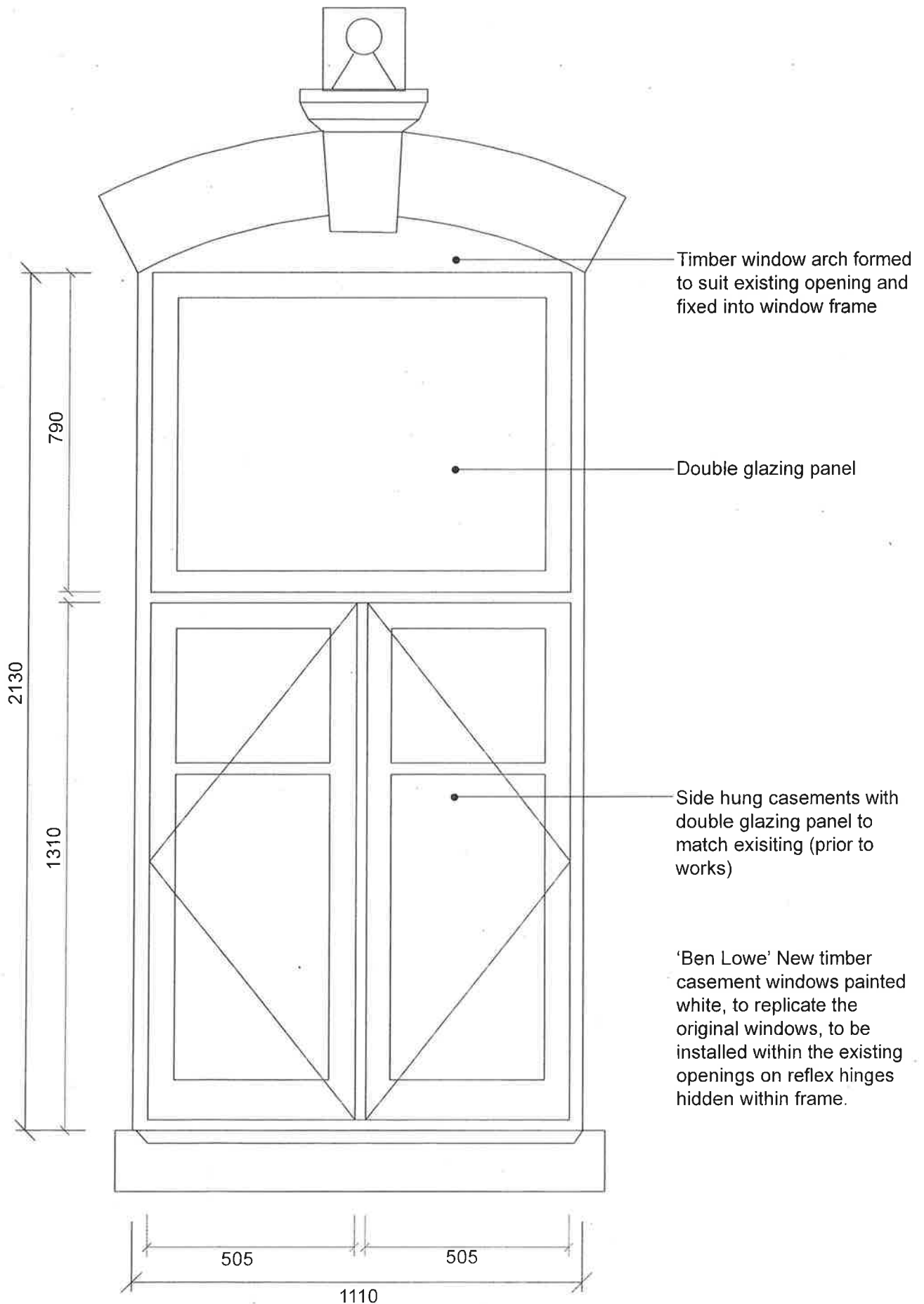
Sutton Road Elevation



Hedley Road Elevation

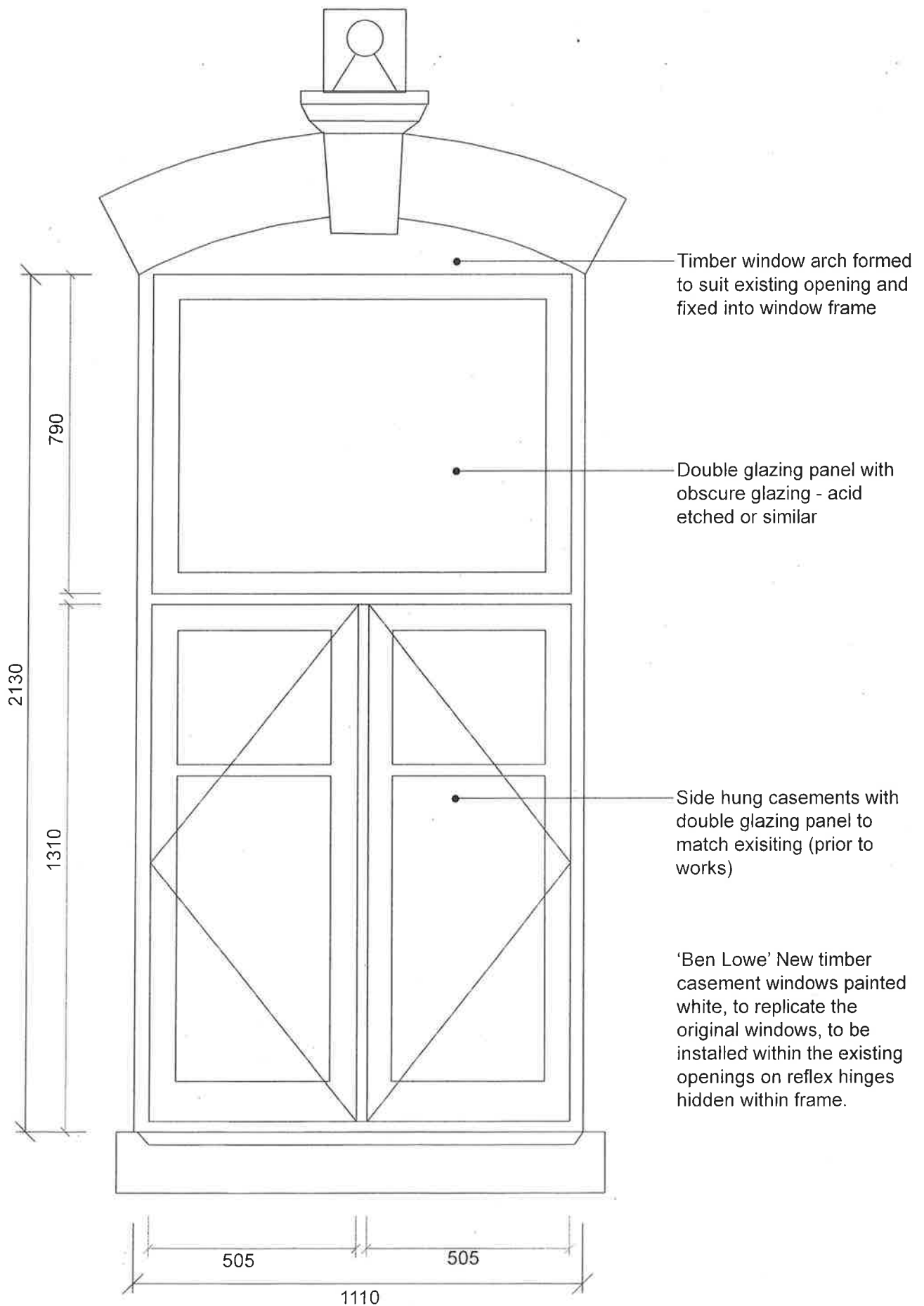
Appendix 3 - Window W-004, W-004 a and W-005 replacement details

Marked in blue on the elevation contained within Appendix 2

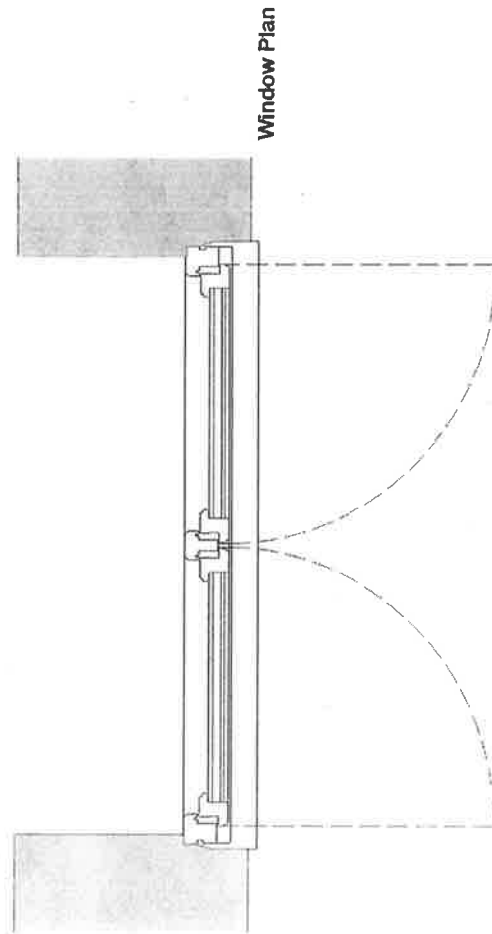


Appendix 4 - Window W-029 and W-030 replacement details

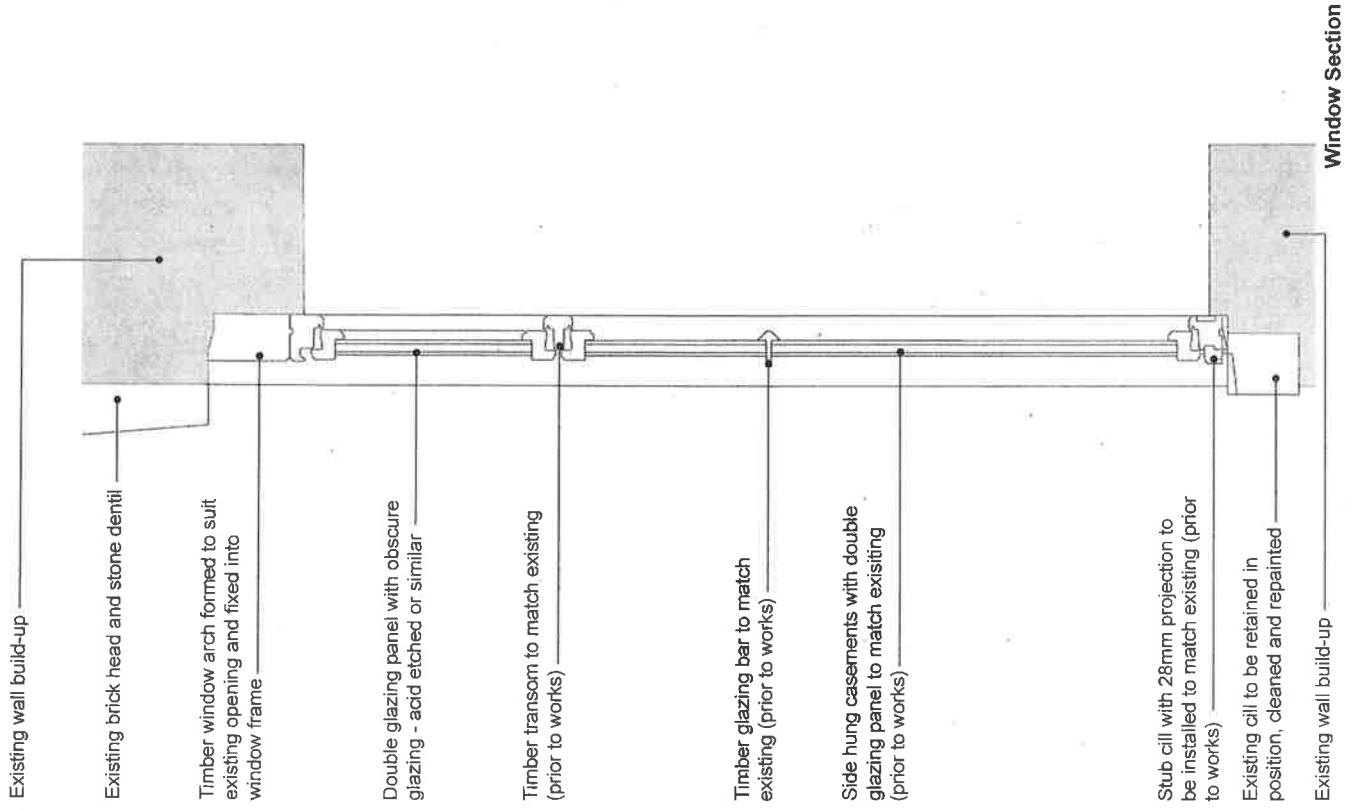
Marked in yellow on the elevation contained within Appendix 2



Appendix 4 - Window W-029 and W-030 replacement details
Marked in yellow on the elevation contained within Appendix 2

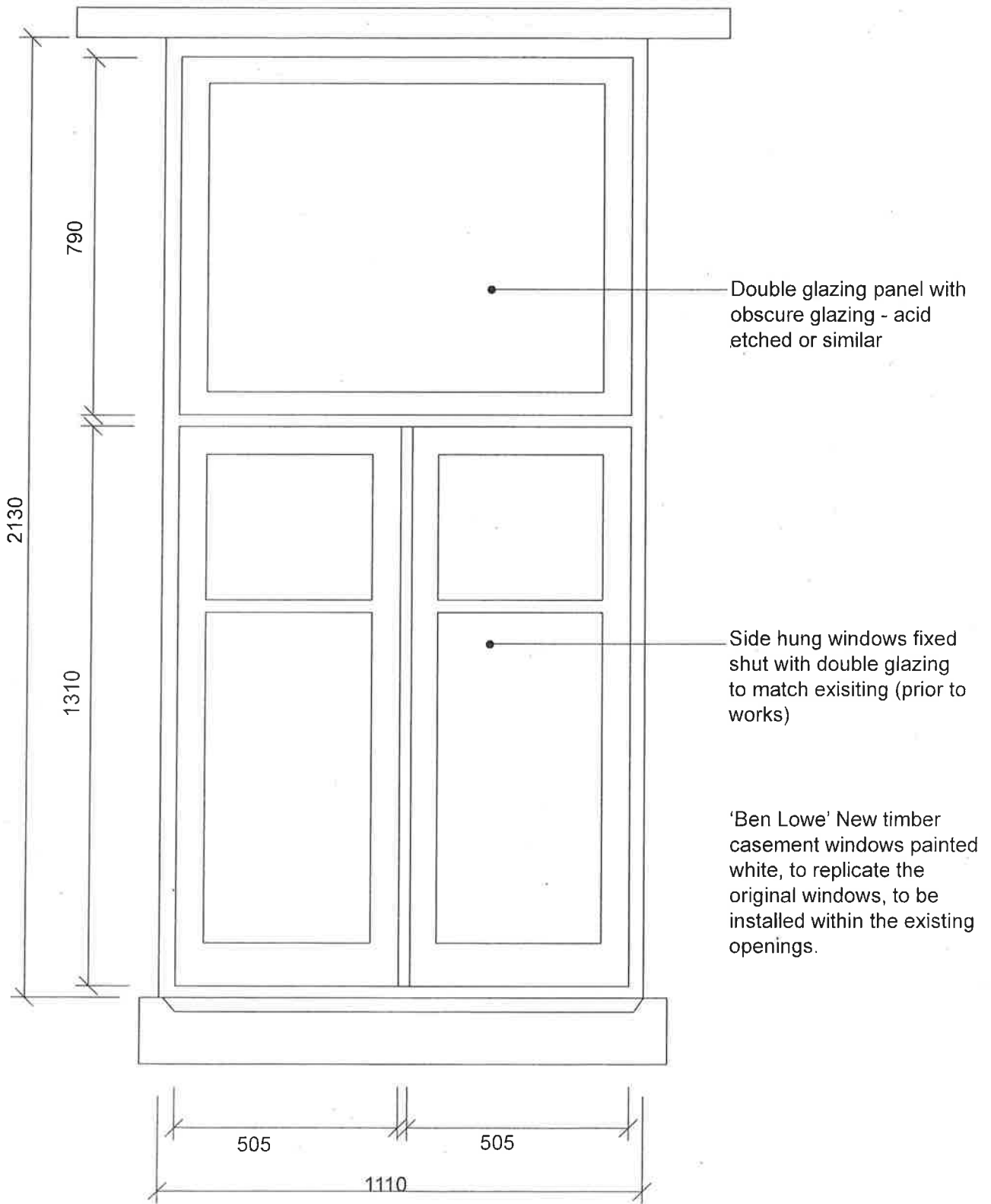


Window Plan



Appendix 5 - Window W-028 replacement details

Marked in green on the elevation contained within Appendix 2



Appendix 5 - Window W-028 replacement details

Marked in green on the elevation contained within Appendix 2

Indicative existing wall build up

Double glazing panel with obscure glazing - acid etched or similar

Timber transom to match existing (prior to works)

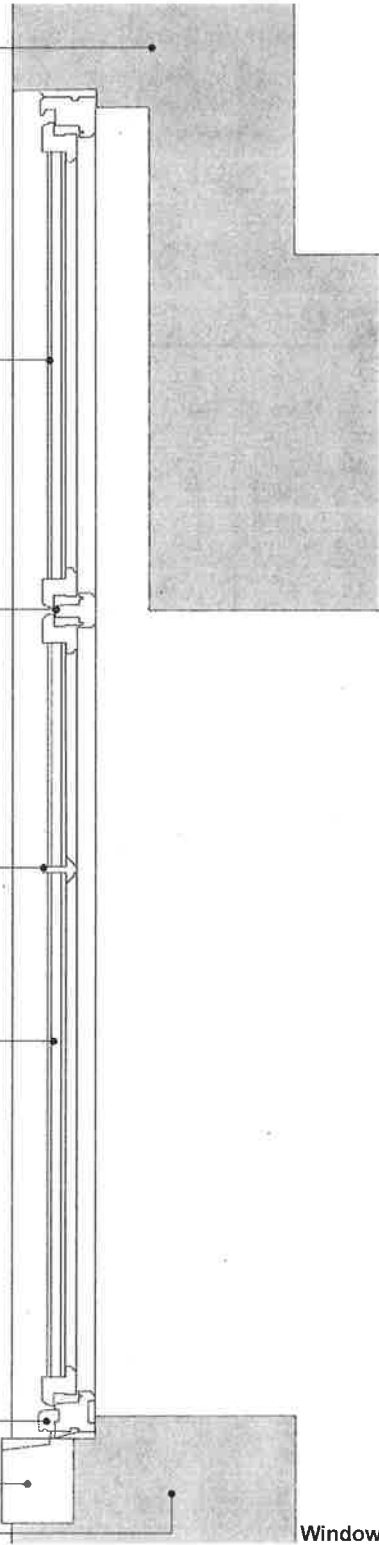
Timber glazing bar to match existing (prior to works)

Side hung windows fixed shut with double glazing panel to match existing (prior to works)

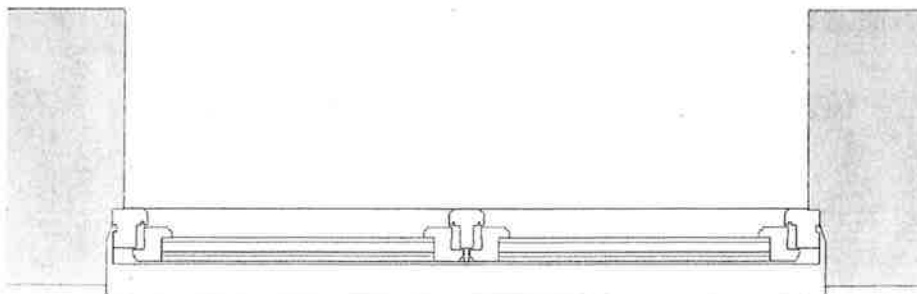
Stub cill with 28mm projection to be installed to match existing (prior to works)

Existing cill to be retained in position, cleaned and repainted

Existing wall build-up



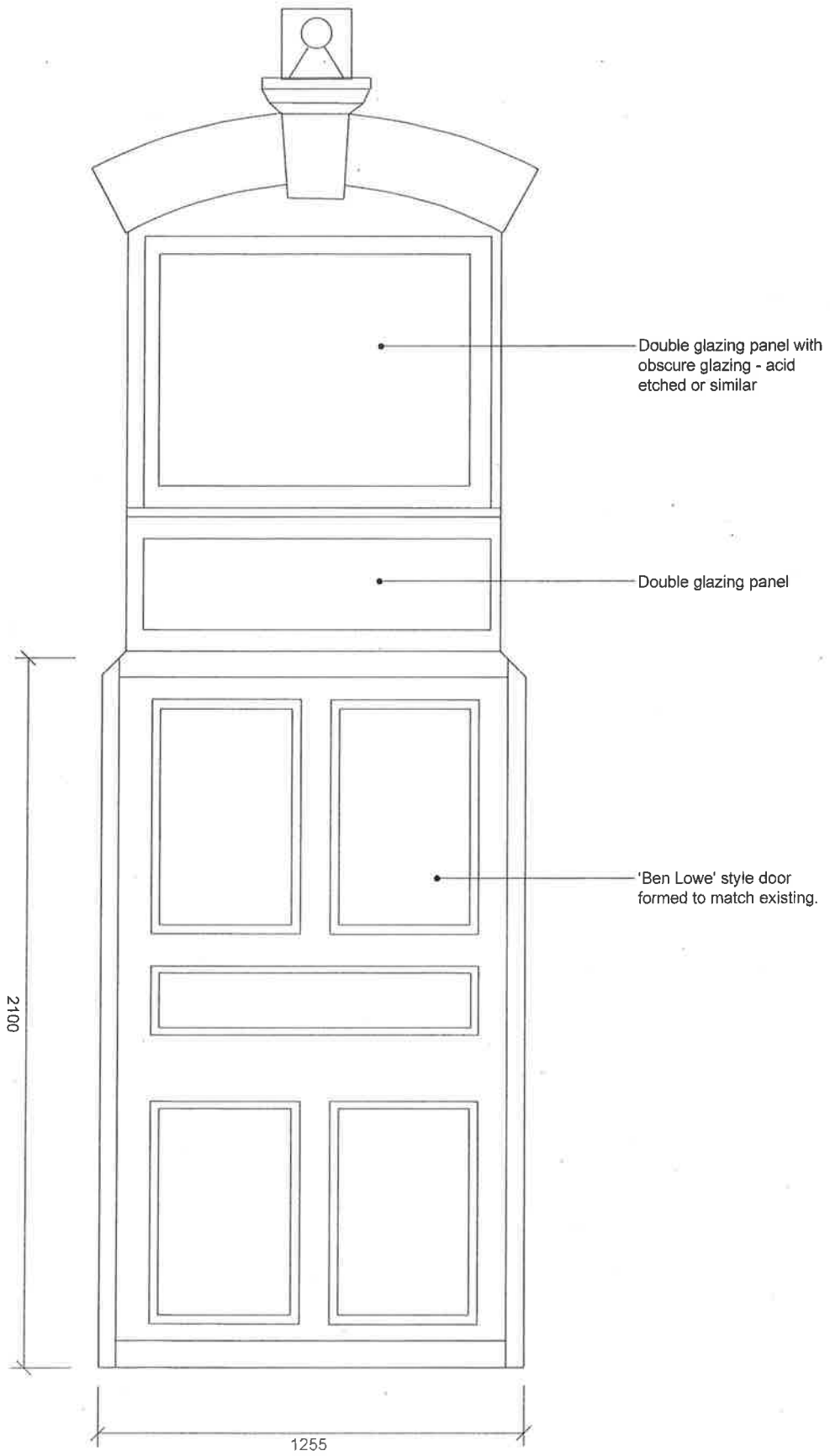
Window Section



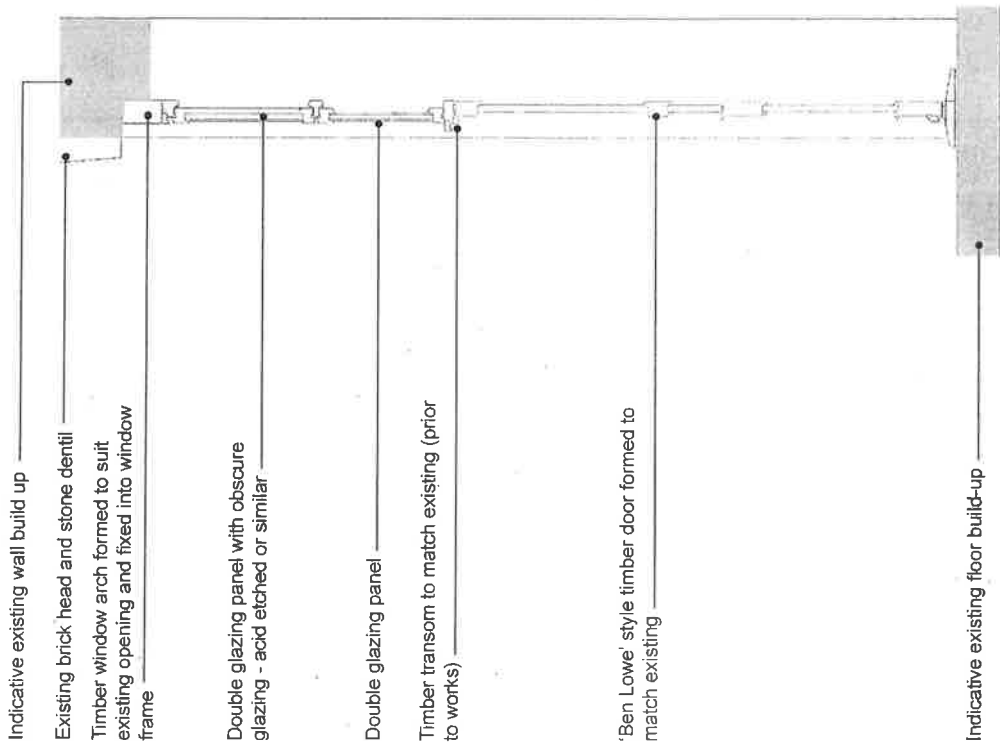
Window Plan

Appendix 6 - Door ED-012 replacement details

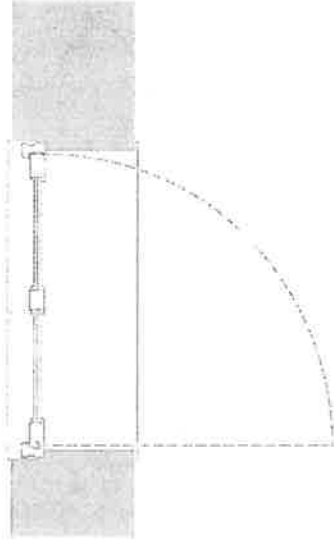
Marked in orange on the elevation contained within Appendix 2



Appendix 6 - Door ED-012 replacement details
Marked in orange on the elevation contained within Appendix 2



Door Section



Door Plan