

Planning Committee – 14 December, 2007

Report of the Development Control Manager

Enforcement Item

Parish: Wellington

1. **File/Complaint Number** E391/43/2006
2. **Location of Site** Drakes Lodge, Taunton Road, Wellington
3. **Names of Owners** Mr Handly
4. **Names of Occupiers** Unoccupied
5. **Nature of Contravention**

Various works.

6. **Planning History**

The above property was first brought to the Councils attention when it was offered for sale in early December 2006 by Wilkie May and Tuckwood. A site visit was made by the Conservation Officer and it was established that most of the windows and external doors had been replaced with uPVC. The owner, Mr Handly was contacted and advised that listed building consent was required for the works that had been carried out. Mr Handly said he was unaware that the property was listed and would look into the matter. In January 2007 a sold sign appeared at the site and the Estate agent Wilkie May and Tuckwood was again contacted. From this Mr Handly contacted the Conservation Officer and arrangements have been made for a site visit to take place to establish the full extent of the unauthorised works.

7. **Reasons for taking Action**

The uPVC double glazed units, plastic doors (factory made standard) are of poor quality and poor detailing. The non-traditional materials and detailing appearance are harmful to the character of the historic building and counter to national policy guidance. The works are harmful due to:- (1) materials are non-traditional/modern; (2) design is standard/out of keeping/fake glazing bars; (3) double glazing is non traditional of alien appearance and detailing (i.e. silver spacing strips/depth/reflection).

The property is a Grade II Listed where the works carried out are contrary to Somerset and Exmoor National Park Structure Plan Policy 9 and Taunton Deane Local Plan Policy EN 17 and National Guidance PPG15 (i.e. C.49.C.50).

8. **Recommendation**

The Solicitor to the Council be authorised to commence listed building enforcement action for the unauthorised works and Prosecution Action in respect of the carrying out of these unauthorised works.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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