

**KETTERING BOROUGH COUNCIL**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,**  
**SECTION 38**

EN.01.0440

**LISTED BUILDING ENFORCEMENT NOTICE**

1. Kettering Borough Council ("the Council") is the Local Planning Authority for the purposes of section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") for the area containing the building described below. The building is included within a list of buildings of special architectural or historic interest approved or compiled by the Secretary of State under section 1 of the Act.

2. **THE LISTED BUILDING**

2 Wales Street, Rothwell, Northamptonshire, ("the Building"), shown edged in red for identification purposes only on the plan attached to this Notice.

3. It appears to the Council that the works described below ("the Works") have been executed to the Building in contravention of section 9(1) of the Act, and the Council considers it expedient to issue this Notice having regard to the effect of the unauthorised works on the character of the Building as one of special architectural or historic interest. The unauthorised works are alterations to former shop premises including;

- (i) Removal of existing roof and replacement with new roof at a raised level and new roof-slates,
- (ii) insertion of windows, doors, rooflights,
- (iii) erection of two chimneys,
- (iv) the mechanical face-stripping of dressed stone walls and
- (v) the taking down and re-construction of walls incorporating new materials.

4. **WHAT YOU ARE REQUIRED TO DO**

The Council gives notice that pursuant to section 38(2)(b) of the Act, it requires the following steps to be taken for the purpose of alleviating the effect of the unauthorised works:

- (a) Remove the brick chimney and supporting brick structure from the eastern gable end including the new brick course from the top of the eastern gable end parapet. Reinstall the gable end with natural local stone laid, coursed and pointed to match the adjacent original gable end stonework. Rebuild the

chimney in reclaimed red brick to the specification and design shown on drawing 5. Finish the eastern gable end wall, parapet and chimney to match the specifications and details laid out in drawings 1, 2 and 5 attached to this Notice.

Time for compliance: 12 months from the date this Notice takes effect.

- (b) Reduce the height of the inner concrete block-built western gable end wall to below the original level of the roof (refer to (c) below). Remove the brick chimney and supporting brick structure from the western gable end. Rebuild the external western gable end wall in natural local stone laid, coursed and pointed to match the existing original stonework of the opposite eastern gable end wall. Rebuild the western gable end chimney using reclaimed red brick to the specification and design shown on drawing 5. Finish the resultant western gable end wall, parapet and chimney to match the details shown on drawings 1, 2, 3 and 5 attached to this Notice.

Time for compliance: 12 months from the date this Notice takes effect.

- (c) Remove the new roofing material, the four rooflights, felting, roof trusses, rafters, barge boards, soffits and all other elements of the new roof structure as necessary to allow the rebuilding of the roof in its original position. Rebuild the roof structure to match the details and specifications shown on drawings 1, 2, 3, 4 and 5 attached to this Notice. The five replacement rooflights on the rear (north) roof-slope (shown on drawing 2 attached) to be Velux type GVT 154 0091 (560x980mm) as indicated in the schedule on drawing 3 attached. Re-roof the new roof structure in natural Welsh slate and blue ridge tiles.

Time for compliance: 12 months from the date this Notice takes effect.

- (d) The works to the roof required by (c) above shall include the fitting of half-round, black-painted, cast-iron gutters and supporting brackets at eaves level to both the front and rear elevations. At the western end of each of these two elevations shall be fitted round, cast-iron, black-painted down-pipes and supporting brackets such that they are fed by the above guttering.

Time for compliance: 12 months from the date this Notice takes effect.

- (e) Remove all the window frames, door and doorframe from openings 1 – 8 shown on drawing 1 attached to this Notice. Take down and remove all stonework, brickwork, blockwork and the timber/steel shopfront lintel in the front elevation down to ground level EXCEPT;
- (i) the areas of unaltered original stonework surrounding openings 1 and 5 shown on drawing 1 attached to this Notice,
  - (ii) the original moulded stone eaves and first floor window lintels shown on drawing 1 attached to this Notice.
- The elements of the building described in (i) and (ii) above shall be retained and protected *in situ* while all other works required by steps (d) and (e) of this Notice are carried out.

Time for compliance: 12 months from the date this Notice takes effect.

- (f) Re-construct the front elevation using natural local stone such that it is laid, coursed and pointed to match the retained stonework detailed at paragraph (e)(i) above. Include openings for windows, a door and lintels as shown in drawings 1 and 5 attached. Insert lintels, windows and a door into these openings such that the final appearance of the front (south) elevation matches the details and specifications shown on drawings 1 and 5 attached. Window 3 shall match the sectional details shown on drawing 5 but with only one central mullion and overall dimensions as shown on drawing 1.

Time for compliance: 12 months from the date this Notice takes effect.

- (g) (i) Remove the ground floor door, door frame and timber lintel from the rear (northern) elevation shown at opening 15 of drawing 2 attached to this Notice.
- (ii) Remove the timber lintels from above the windows shown at openings 9, 10, 11, 13, 14 and 16 on drawing 2 attached to this Notice, and from above the door shown at opening 12 on drawing 2 attached to this Notice.
- (iii) Insert Oak lintels above openings 9, 10, 11, 12, 13, 14, 15 and 16 shown on drawing 2 attached to this Notice, so that each Oak lintel is 85mm high, 100mm deep and extends 150mm beyond each side of the opening it sits above.

Time for compliance: 12 months from the date this Notice takes effect.

- (h) Insert, into window openings 9, 10, 11, 13, 14 and 16 timber window frames of a specification to match the sectional details shown on drawing 5 attached, removing stonework as necessary to accommodate the larger dimensions. Windows 9, 10, 13 and 14 to feature a single central mullion only and windows 11 and 16 to feature a single central mullion and single transom. Overall window dimensions and configuration to match the details shown on drawing 2 attached to this Notice. Fit timber door frames and timber doors in openings 12 and 15 to match the sectional and configuration details shown in drawing 5 attached to this Notice – the dimensions to match those shown in drawing 2 attached to this Notice.

Time for compliance: 12 months from the date this Notice takes effect.

- (i) Take down that element of the front boundary wall between the eastern elevation of the building and the entrance to the site, which has been constructed in brick, concrete block and stone overlaid with ceramic tiling, taking care to retain the original stone elements. Rebuild the wall to the same height using natural local stone laid, coursed and pointed in the traditional manner of the area.

Time for compliance: 12 months from the date this Notice takes effect.

- (j) Except for the inclusion of an additional ground floor window in the rear elevation shown at opening 14 on drawing 2 attached to this Notice, all works shall be carried out and completed so that the final appearance of the building

conforms to the details shown on drawings 1, 2 , 3 and 5 attached to this Notice.

Time for compliance: 12 months from the date this Notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This Listed Building Enforcement Notice takes effect on 8th August 2003 unless an appeal is made against it beforehand.

DATED: 26<sup>th</sup> June 2003

Signed .  
Head of Development Services (Proper officer for this Purpose)

Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
KETTERING  
Northants  
NN15 7QX

## ANNEX

### 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 **8th August 2003**. The enclosed booklet "Making Your Enforcement Appeal" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

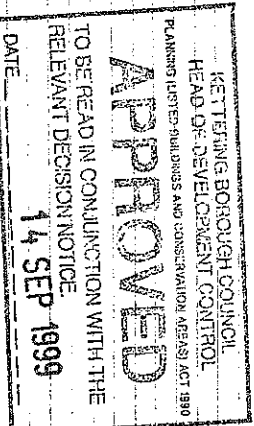
### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **8th August 2003** 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 the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.



new brick chimney

new brick chimney



south elevation

existing wall removed

new stone work infill to existing slop iron opening

# PROPOSED CONVERSION

2 WALES STREET.

ROTHWELL.

NORTHANTS.

ROGER W STONE.

ARCHITECT RIBA

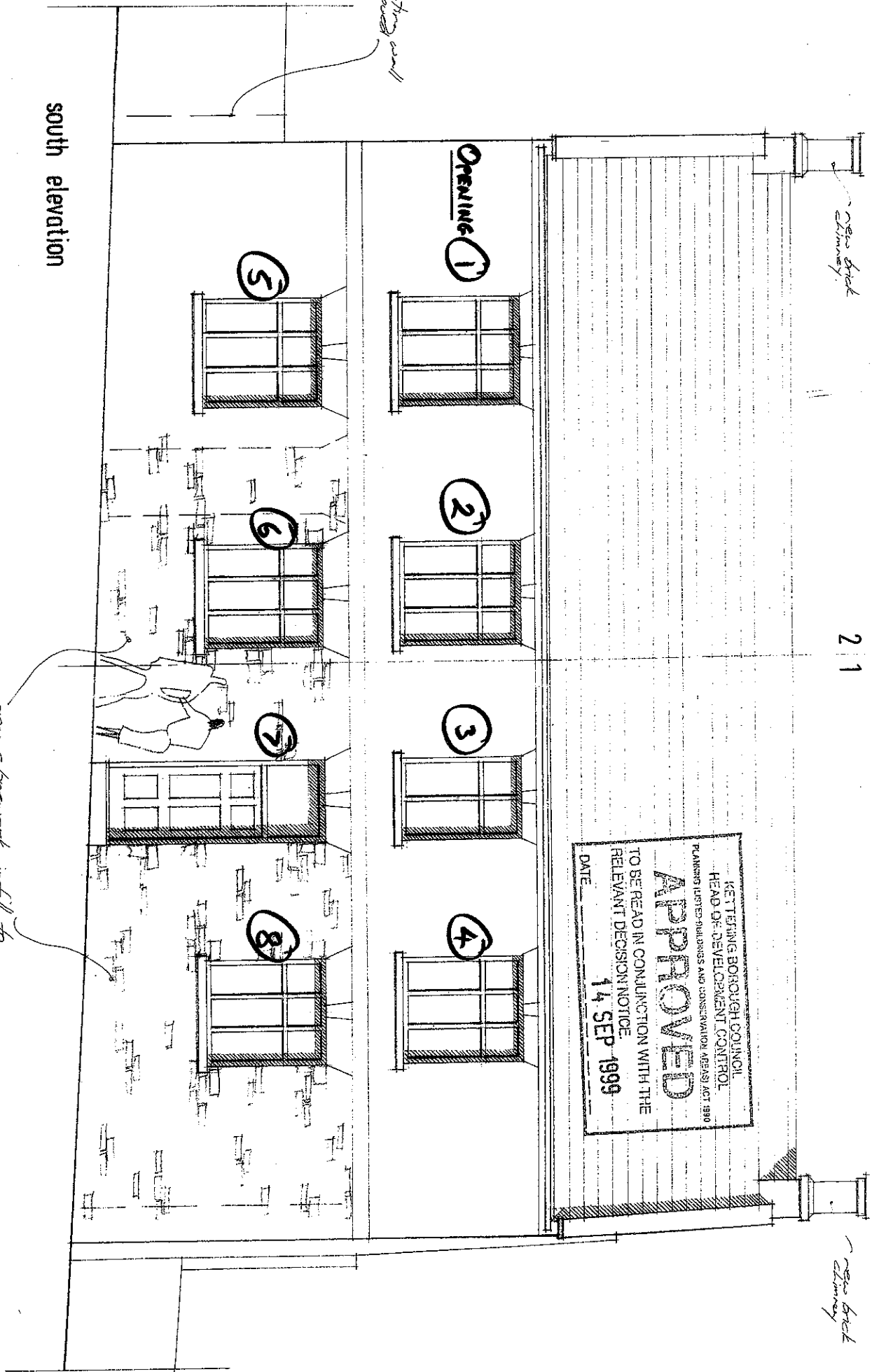
WELDON.

NORTHANTS.

TEL : 01536 200854

RS/99/1019/58

Drawing No. 1



Red brick chimney

12

Red brick chimney

Wales Conservation Area 1986

Wales Conservation Area 1986

North elevation

brick infill removed and opening infilled with stone work to match existing red windows and door

Concrete window opening to be provided up to existing level

Concrete window opening to be provided up to existing level

Reinforce existing opening

existing brick wall removed

KETTERING BOROUGH COUNCIL  
HEAD OF DEVELOPMENT CONTROL  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1980  
**APPROVED**  
TO BE READ IN CONJUNCTION WITH THE  
RELEVANT DECISION NOTICE  
DATE **14 SEP 1999**

AMENDED PLAN

Received 24 APR 2001

RS/99/1019/59A

Drawing No 2

# PROPOSED CONVERSION

2 WALES STREET, NORTHANTS.

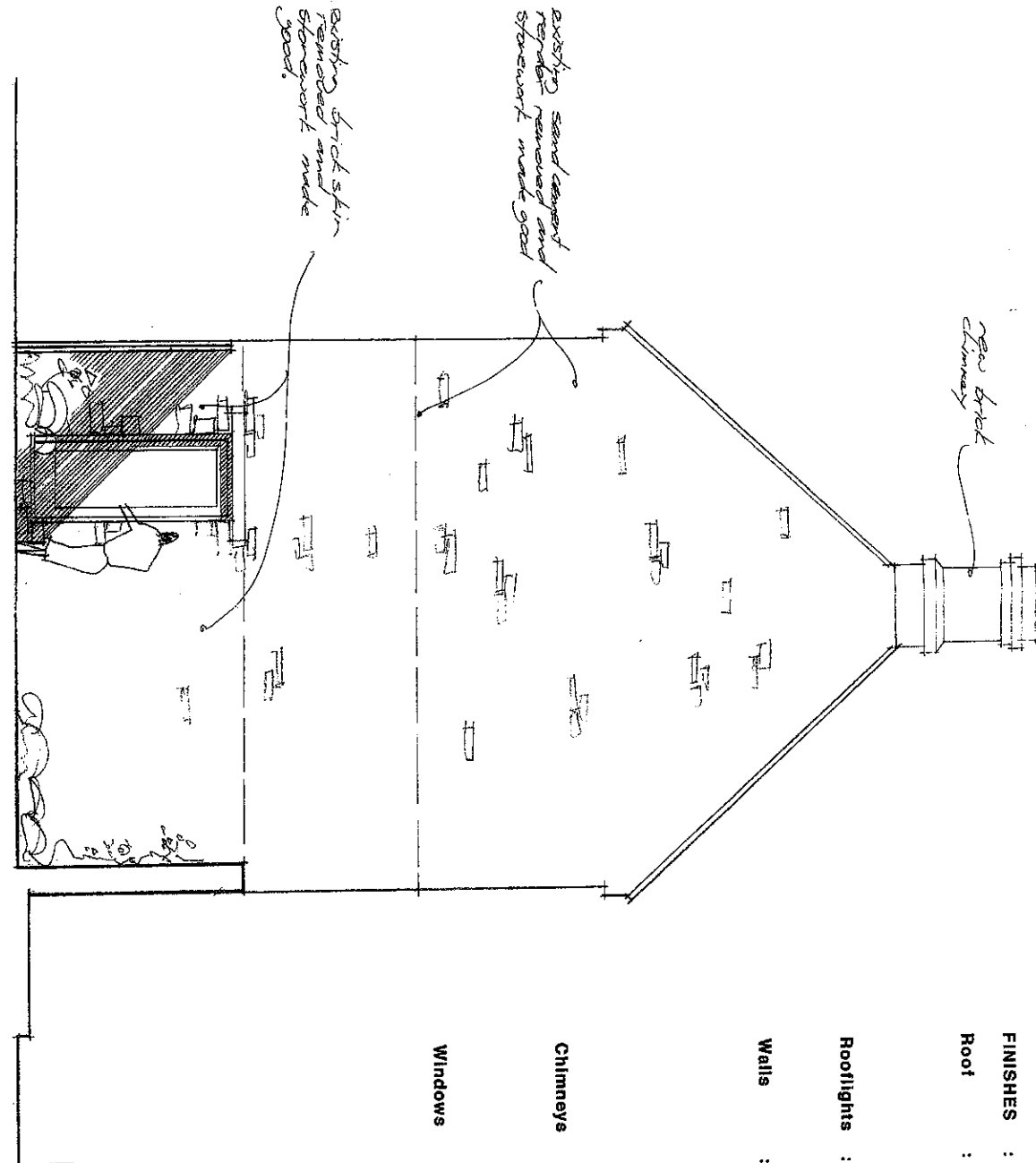
ROGER W STONE, ARCHITECT RIBA

6 ROMAN CLOSE, WELDON, NORTHANTS.

TEL: 01536 200854



*New brick chimney*



# FINISHES :

## Roof :

Existing roof structure to be repaired as necessary and recovered with existing Welsh slates. Any replacement slates to match existing.

## Rooflights :

Velux Conservation rooflights, type GVT 154 0091 (560x980mm).

## Walls :

Existing stonework to be cleaned and repointed. Any defective stonework to be replaced.

## Chimneys :

New chimney stacks to be constructed using reclaimed brickwork, laid coursed and pointed in the traditional manner of the area and to match former chimney stacks, if at all possible.

## Windows :

South Elevation : Existing dilapidated windows to be removed and replaced by new purpose made windows incorporating similar timber sections and window style as existing.

The new windows in the infill area of the existing shop front to be as described for the replacement windows.

North and West Elevations : New purpose made timber windows of similar section and configuration as the replacement windows on the South Elevation.

Feature lintels to be in oak or treated softwood, stained a suitable colour.

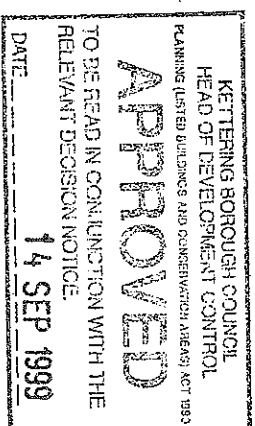
NB: All windows and door frames to be painted white or as approved.

# PROPOSED CONVERSION

2 WALES STREET, NORTHANTS.

ROGER W STONE, ARCHITECT RIBA  
6 ROMAN CLOSE, WELDON, NORTHANTS.

West elevation



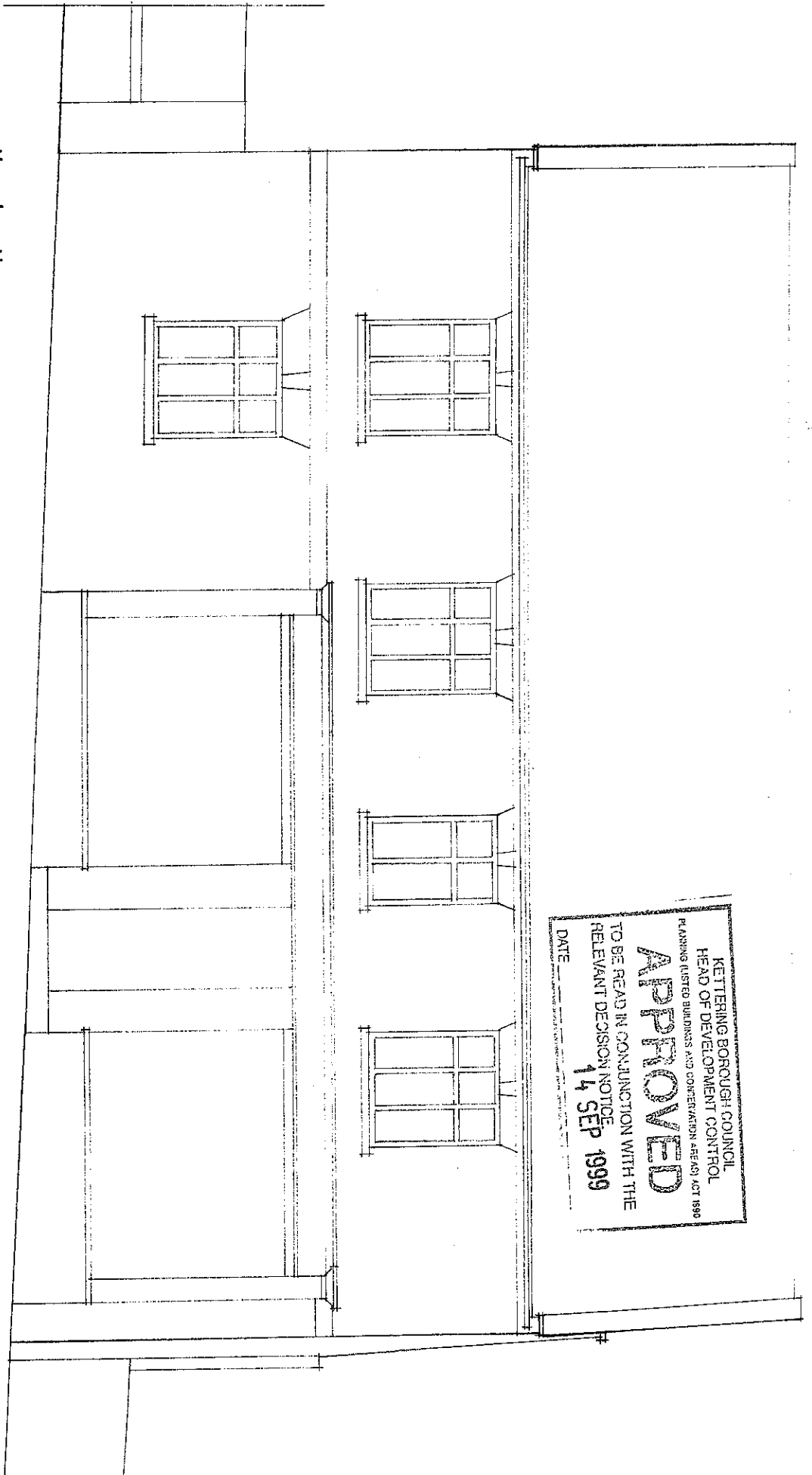
## AMENDED PLAN

Received

RS/99/1019/60A Drawing No. 3

TEL : 01536 200854

south elevation



AS EXISTING

2 WALES STREET.

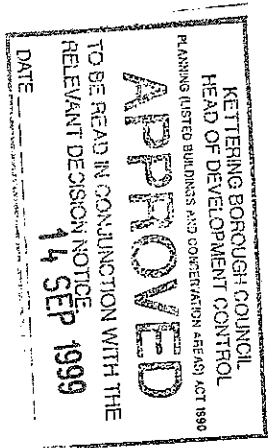
ROTHWELL.

NORTHANTS.

ROGER W STONE  
6 ROMAN CLOSE.

ARCHITECT RIBA  
WELDON.

NORTHANTS.



RS/99/1019/53

Drawing No. 4

TEL/FAX : 01536 200854

DRAWING No. 5

SOUTH ELEVATION  
1:50

Original roof eaves  
line reinstated

FILE

Stone gable kneeler and integral base to parapet  
coping as existing in front corner to east gable.  
New coping stones to same section detail and size

ORIGINAL LINE TO BE RE-INSTATED

SEGMENTAL STONE FLAT  
ARCH LINTOL OVER

Keystone project  
approx. 20mm.

Head of frame ex. 100x75

Proprietary draught  
stripping to opening  
casements

Top rail to casement  
ex. 50x44

Internal mouldings

12mm  
rebates

EXTERNAL FACE OF

Anti-capillary grooves

External putty  
glazing

Single glazing 4mm  
to suit pane size

EAST ELEVATION  
GABLE EAVES PARAPET JUNCTION  
1:2

EXISTING MOULDED STONE EAVES  
CORNICE TO FRONT ELEVATION

Projecting ashlar band

Stone flat arch lintol over. Same  
detail as C.P. windows

Keystone to arch  
flush with band  
over

Bottom rail to casement  
ex. 50x44

Transom ex. 100x75

Top rail to casement  
ex. 50x44

Frame head  
ex. 100x75

Frame to glazed  
panel  
ex. 50x44

Single glazing  
etched or coloured  
glass

Bottom rail to casement  
ex. 75x44

Gill to frame ex. 100x75

Stone external sub-cill.  
Section ex. 200x125

Weathered bottom rail  
casements and assoc

Stooped ends  
Weathered top

Frame transom  
ex. 100x75

Door top rail  
ex. 100x44

Intermediate rail  
ex. 100x44

ENTRANCE DOOR SOUTH ELEVATION 1:10

VERTICAL SECTION 1:10

Weather board

Weathered  
stone sub-cill

Water  
bar

Throatling

VERTICAL SECTION  
THROUGH WINDOW 1:2