

KETTERING BOROUGH COUNCIL

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

EN.04.0081

LISTED BUILDING ENFORCEMENT NOTICE
(as varied 12.08.04)

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**

22 Hermitage Road, Brampton Ash, in the County of Northampton, ("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:-

- (i) removal of dividing wall and doorway between the dining room and kitchen (shown at location A on the drawing attached to the enforcement notice)
- (ii) removal of kitchen floor tiles and laying of replacement concrete floor base
- (iii) removal of plaster and brick to expose fireplaces in the kitchen and dining room
- (iv) removal of skirting boards in kitchen, dining room and main bedroom
- (v) removal of section of timber spine beam between dining room and kitchen (to allow insertion of new supporting steel beam) and removal of all timber joists between original spine beam and adjacent walls

- (vi) removal of all floor boards to main bedroom (over original joists)
- (vii) insertion of new modern timber joists and floorboards to main bedroom
- (viii) removal of the dividing partition between the staircase and lounge, including the removal of an under-stairs cupboard and door (in the position marked B on the drawing attached to the enforcement notice)
- (ix) removal of the dividing partition between the staircase/landing and bedroom 2 (in the position marked C on the drawing attached to the enforcement notice)
- (x) insertion of new soil pipe through front elevation of house at first floor level

4. WHAT YOU ARE REQUIRED TO DO

The Council gives notice that pursuant to sections 38(2)(a) and (b) of the Act it requires the following steps to be taken for the purposes of restoring parts of the building, and for the purposes of alleviating the effect of unauthorised works carried out without listed building consent:-

- (1) Before any of the works required to be carried out under step (2) are undertaken, a detailed method statement (including any explanatory drawings) indicating how those works are to be carried out shall be submitted to and approved by the Local Planning Authority (Kettering Borough Council). The method statement shall include:-
 - (a) a detailed schedule of the type and quantities of all materials salvaged on site from original materials removed from the building
 - (b) a detailed schedule of where original materials and new materials are to be re-used in the works required by step (2)
 - (c) a detailed schedule of the order of the works and operations to be undertaken in carrying out step (2)
 - (d) details of the mixes for mortar and lime plaster to be used in the works required to be undertaken in carrying out step (2)

Time for compliance: 3 months from the date this Notice takes effect

- (2) The detailed remedial works as specified within the GSS Architecture method statement, received by the Council on 7 July 2004, shall be completed fully in accordance with the method statement and accompanying drawings SK01, SK02, SK03, SK04, SK05, SK06, SK07, SK08 and SK09.

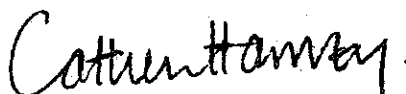
Time for compliance: 12 months from the date of compliance with step (1)

5. WHEN THIS NOTICE TAKES EFFECT

This Listed Building Enforcement Notice takes effect on 30 June 2004 unless an appeal is made against it beforehand.

DATED: 18 May 2004

Signed:



Head of Development Services
Kettering Borough Council
Municipal Offices
Bowling Green Road
KETTERING
NN15 7QX

(Note: references to room names in this enforcement notice refer to the named rooms on the drawing attached to the enforcement notice)

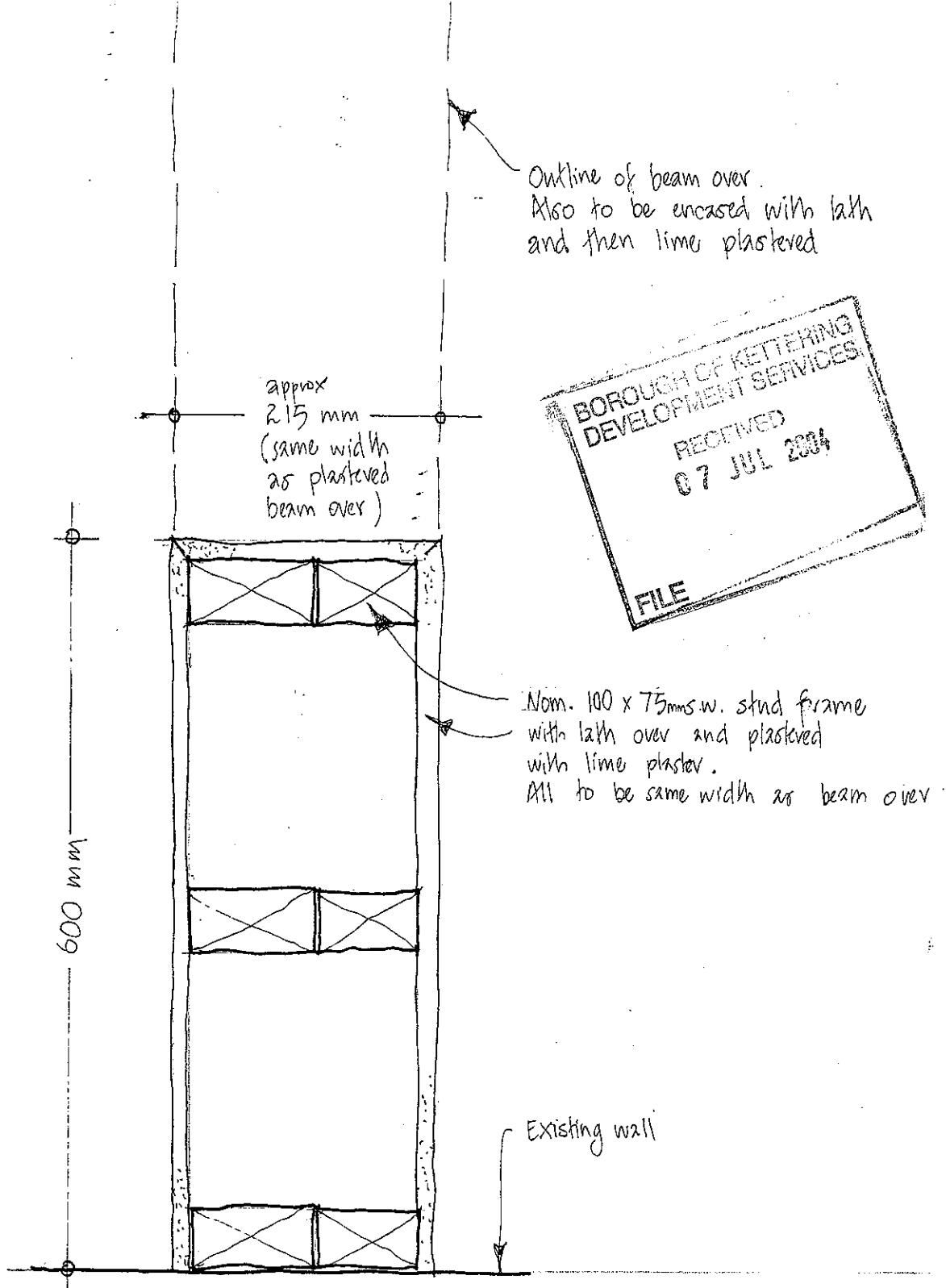
ANNEX

YOUR RIGHT OF APPEAL

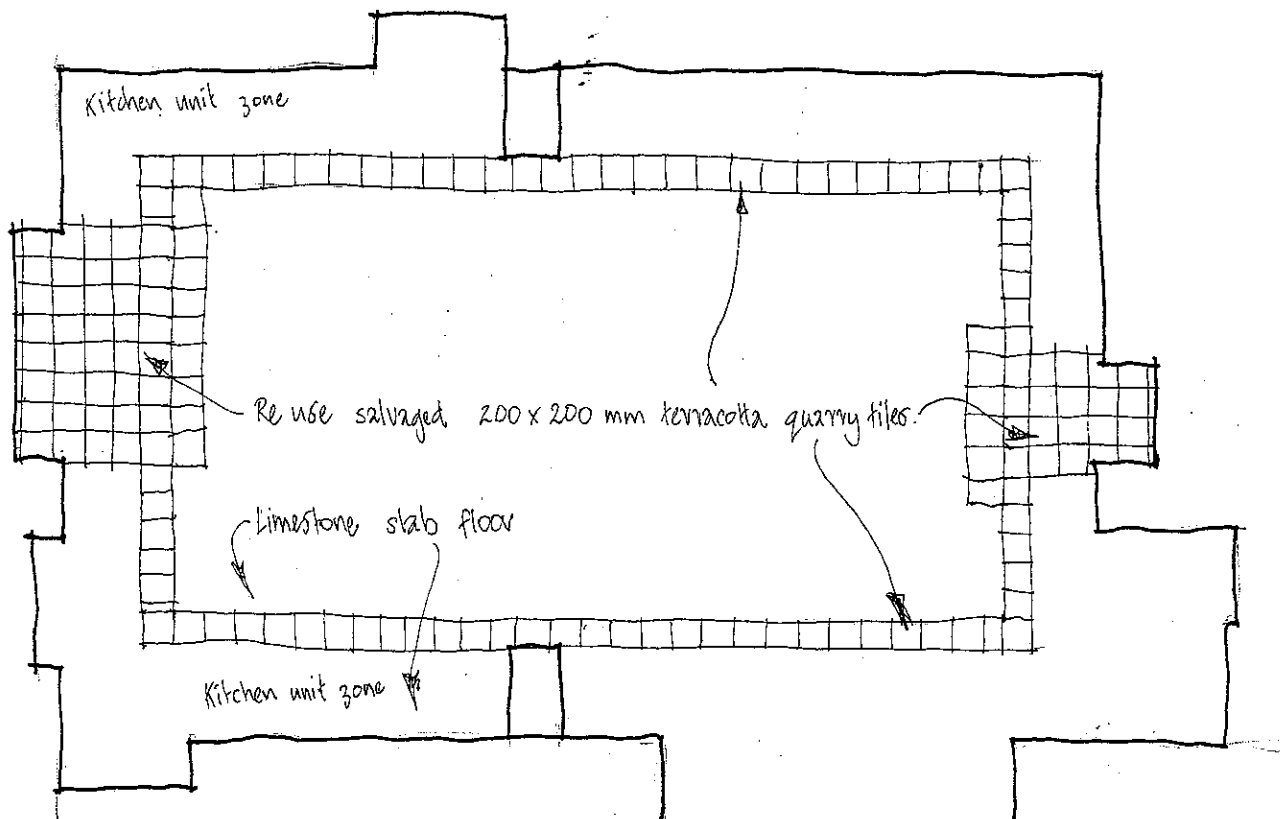
You can appeal against this Notice but any appeal must be received, or posted in time to be received, by the Secretary of State before **30 June 2004**. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. 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

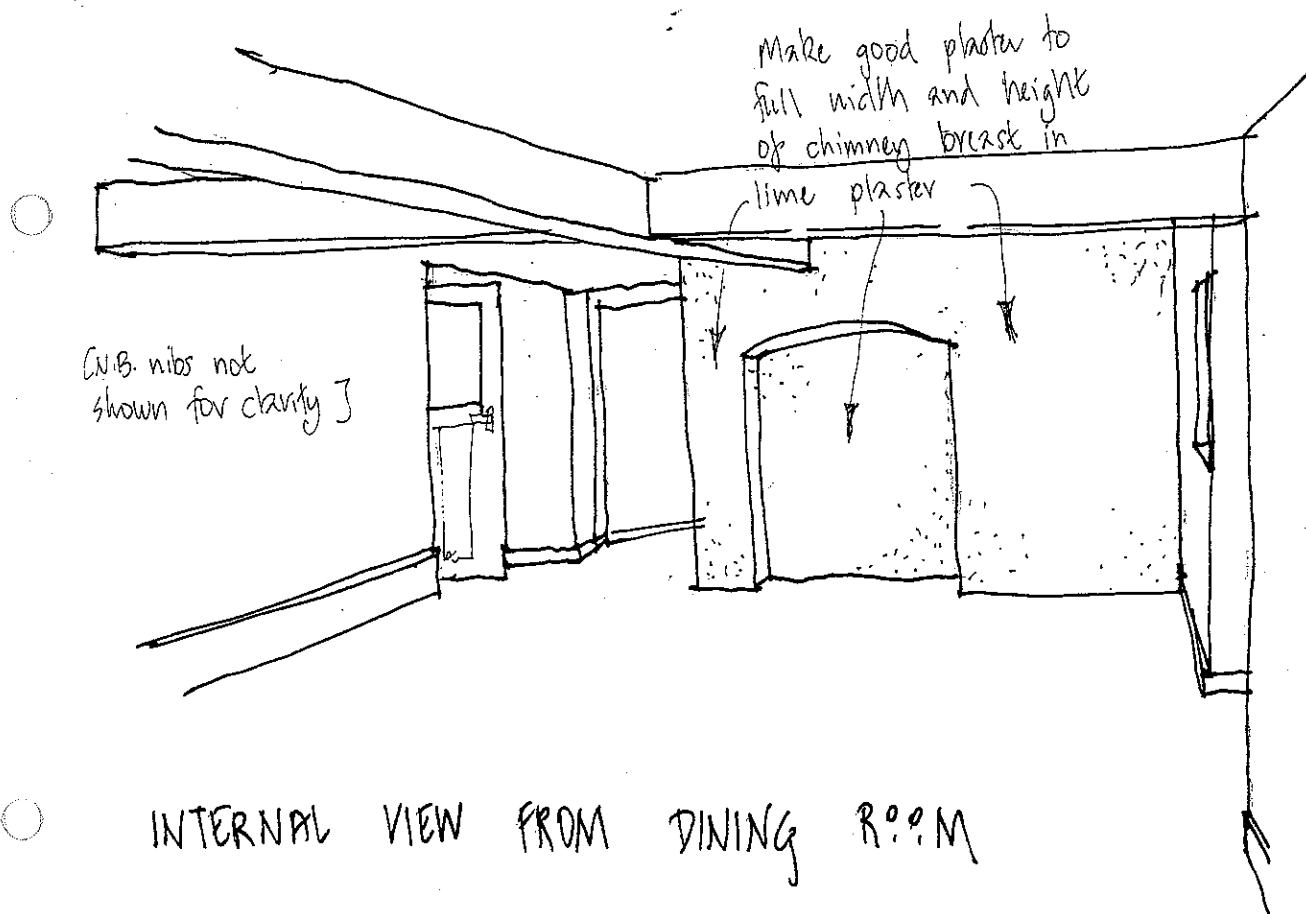
If you do not appeal against this Enforcement Notice, it will take effect on **30 June 2004** and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.



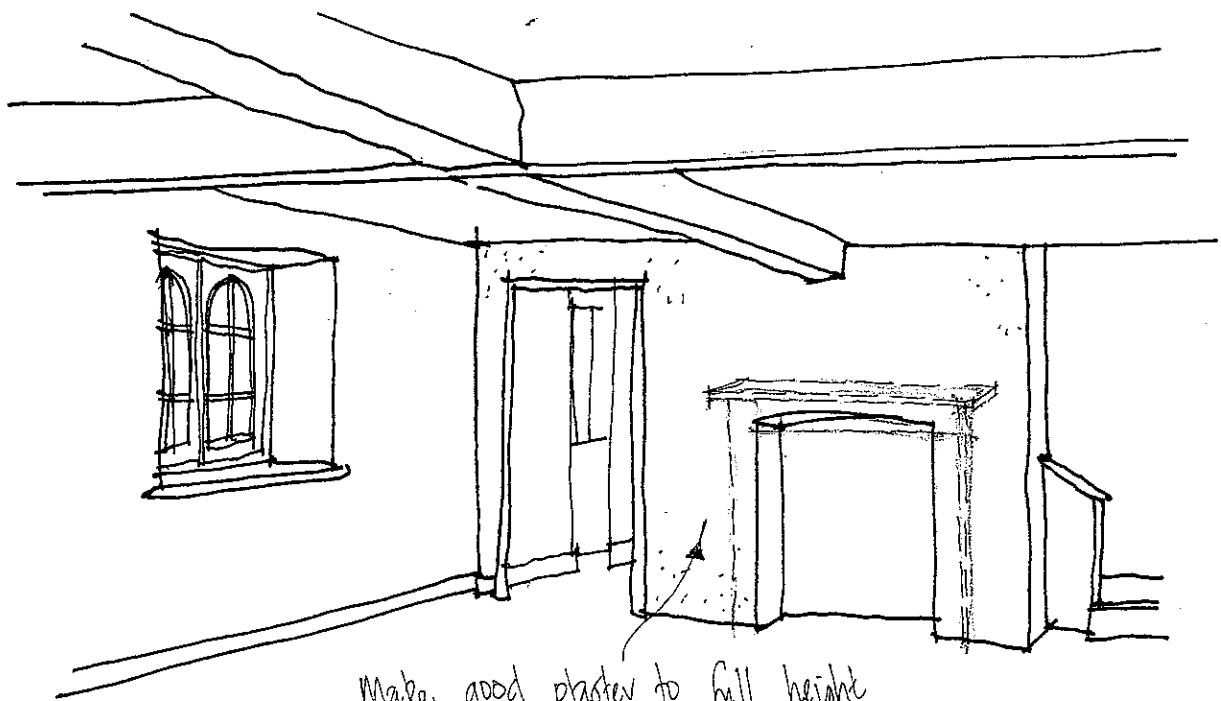
Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE		
35 Headlands, Kettering, Northamptonshire. NN15 7ES (01536) 513165			
Project	22 HERMITAGE ROAD, BRAMPTON ASH	File No	5115
Description	PLAN OF NIBS BETWEEN DINING AND KITCHEN		
Scale	AL@	Date	July '04
		Drawn By	W.f.a.
		Drwg No	SK02
		Rev	



Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE			
35 Headlands, Kettering, Northamptonshire, NN15 7ES (01536) 513165				
Project	22 HERMITAGE ROAD, BRAMPTON ASH		File No	S115
Description	KITCHEN FLOOR TILES			
Scale	A4@	Date	July '04	Drawn By
			w.f.a.	Drwg No
				SK03
				Rev



Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE							
35 Headlands, Kettering, Northamptonshire. NN15 7ES (01536) 513185								
Project	22 HERMITAGE ROAD, BRAMPTON ASH		File No	S115				
Description	KITCHEN FIREPLACE							
Scale	A4@	Date	July '04	Drawn By	W.F.A.	Drwg No	SK04	Rev



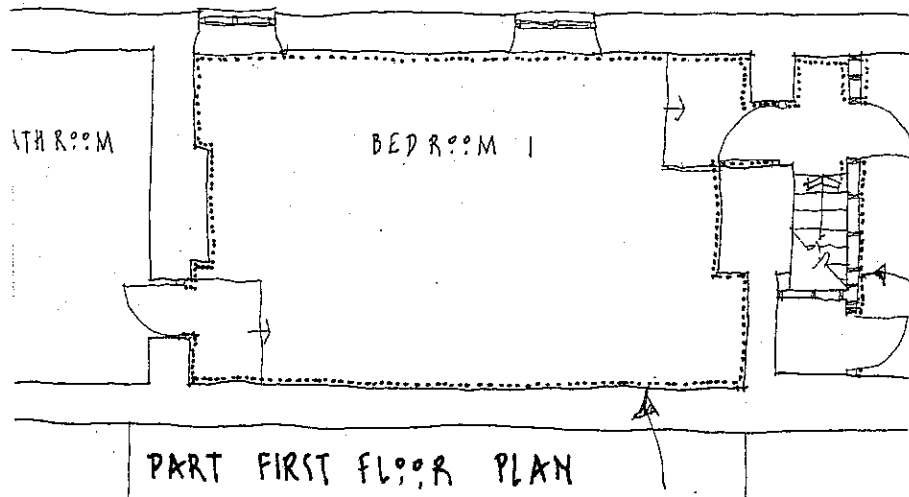
Make good plaster to full height
and width of chimney breast
lime plaster

N.B. no plaster to fire place
opening

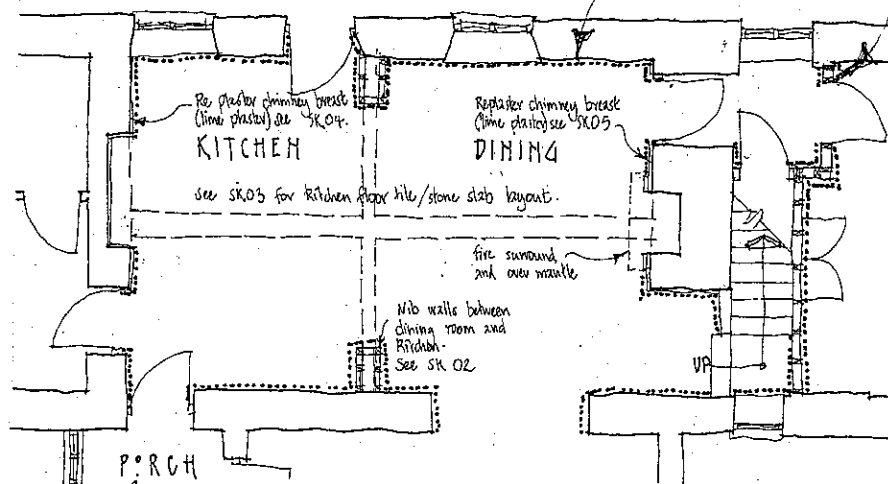
Stone fire surround and over
mantle to be added later

INTERNAL VIEW FROM KITCHEN

Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE		
35 Headlands, Kettering, Northamptonshire, NN15 7ES (01536) 513165			
Project	22 HERMITAGE ROAD, BRAMPTON ASH	File No	S115
Description	DINING ROOM FIREPLACE		
Scale	A4@	Date	July '04
		Drawn By	W.F.A.
		Drwg No	SK05
		Rev	



Location of new skirting indicated dotted i.e. to kitchen and dining room and new walls around stair case



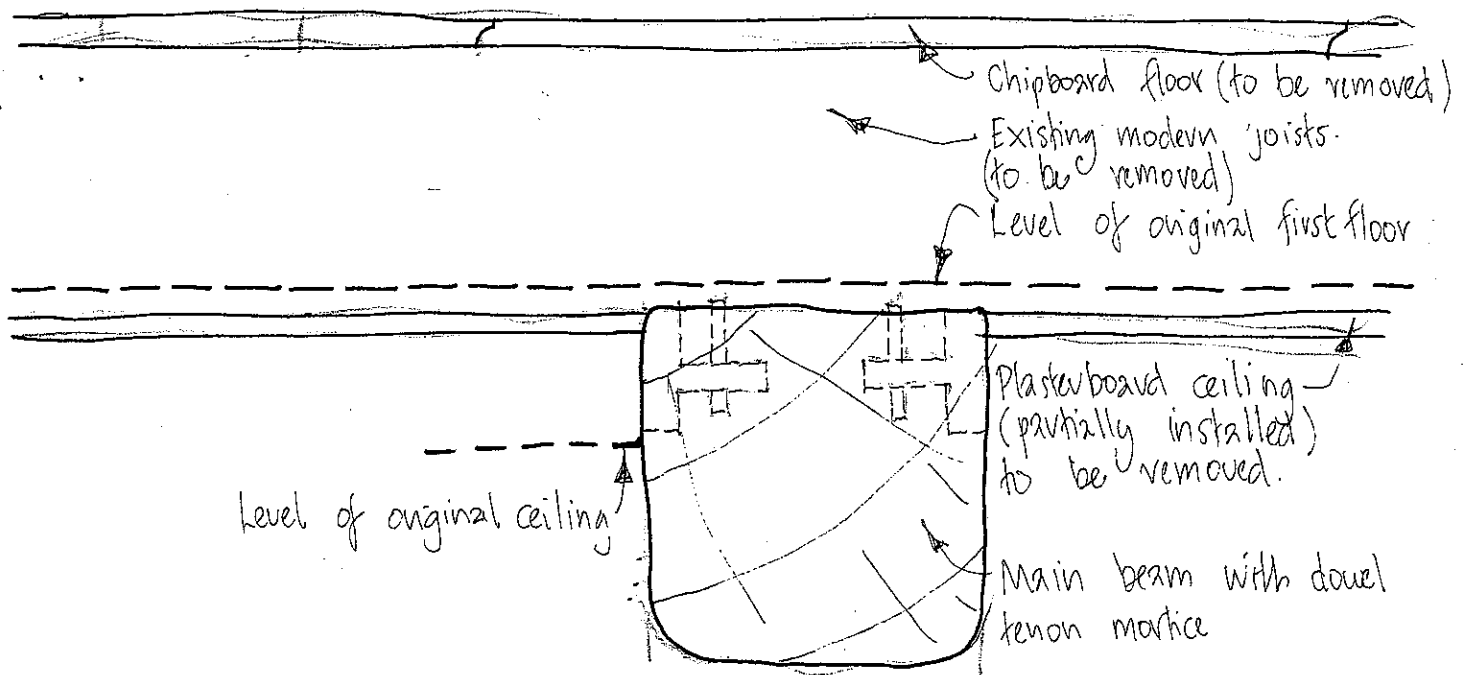
PART GROUND FLOOR PLAN



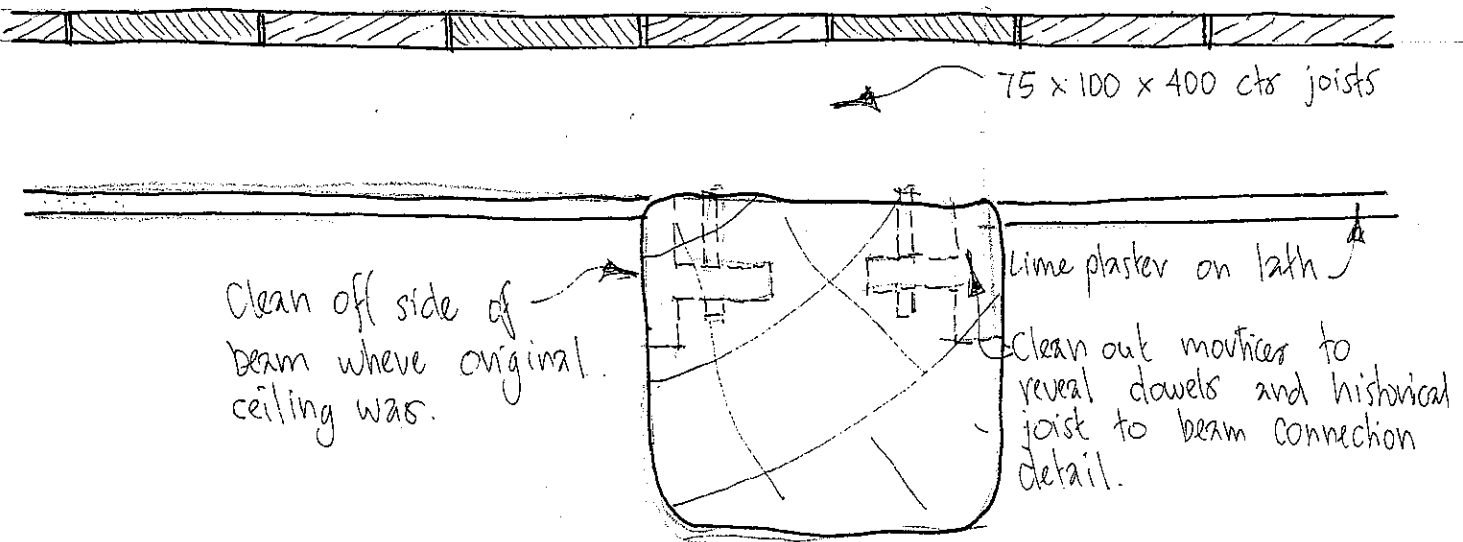
Precise profile to be copied from existing lounge skirting boards.

TYPICAL SKIRTING SECTION 1:5

Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE			
35 Headlands, Kettering, Northamptonshire. NN15 7ES (01536) 513185				
Project	22 HERMITAGE ROAD, BRAMPTON ASH			File No S115
Description	SKIRTING BOARDS			
Scale	A4@	Date	July '04	Drawn By W.f.a.
				Drwg No SK 06
				Rev

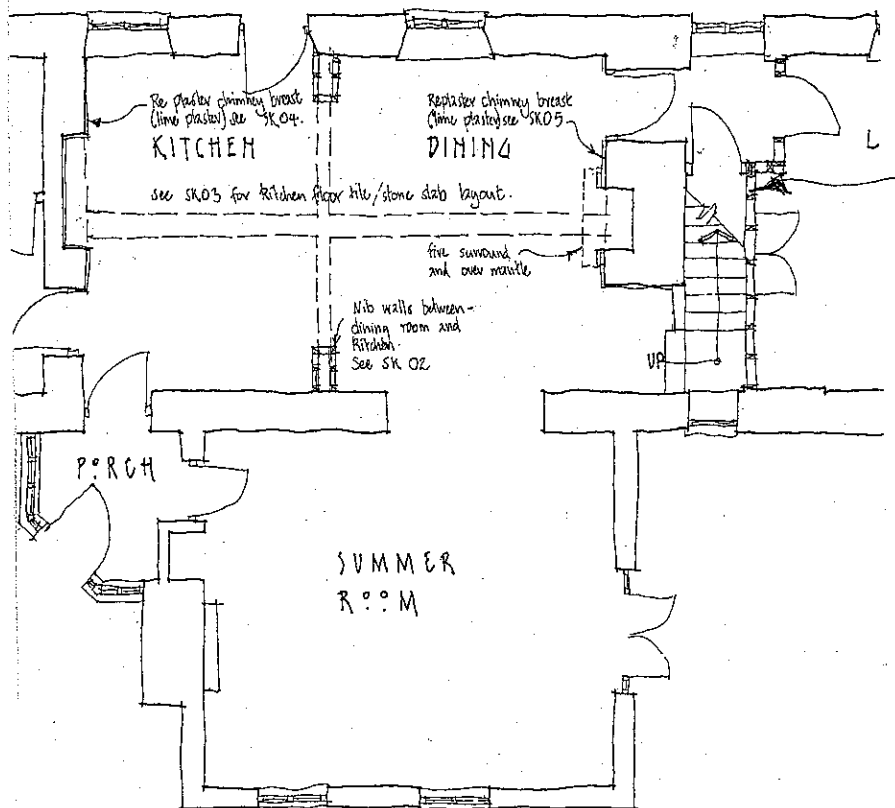


EXISTING FLOOR SECTION



PROPOSED FLOOR SECTION

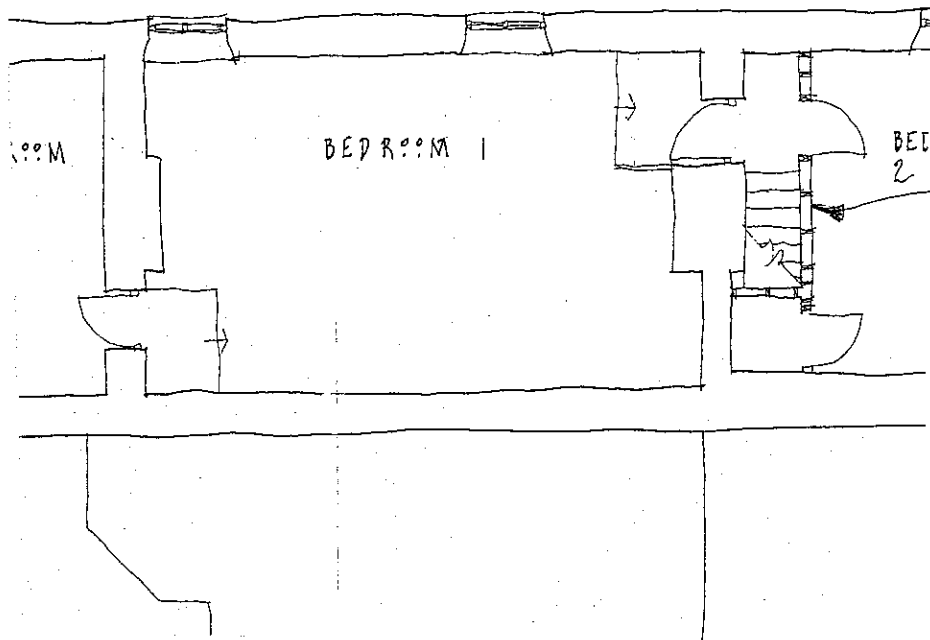
Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE			
	35 Headlands, Kettering, Northamptonshire, NN15 7ES (01536) 513165			
Project	22 HERMITAGE ROAD, BRAMPTON ASH		File No	S115
Description	FIRST FLOOR REINSTATEMENT.			
Scale	A4@	Date	July '04	Drawn By W.f.a. Drwg No SK07 Rev



Recreate stud wall on top off line of previously removed wall. Under stairs cupboard to be recreated re-using ventilation grill incorporating door. All joinery to match existing.

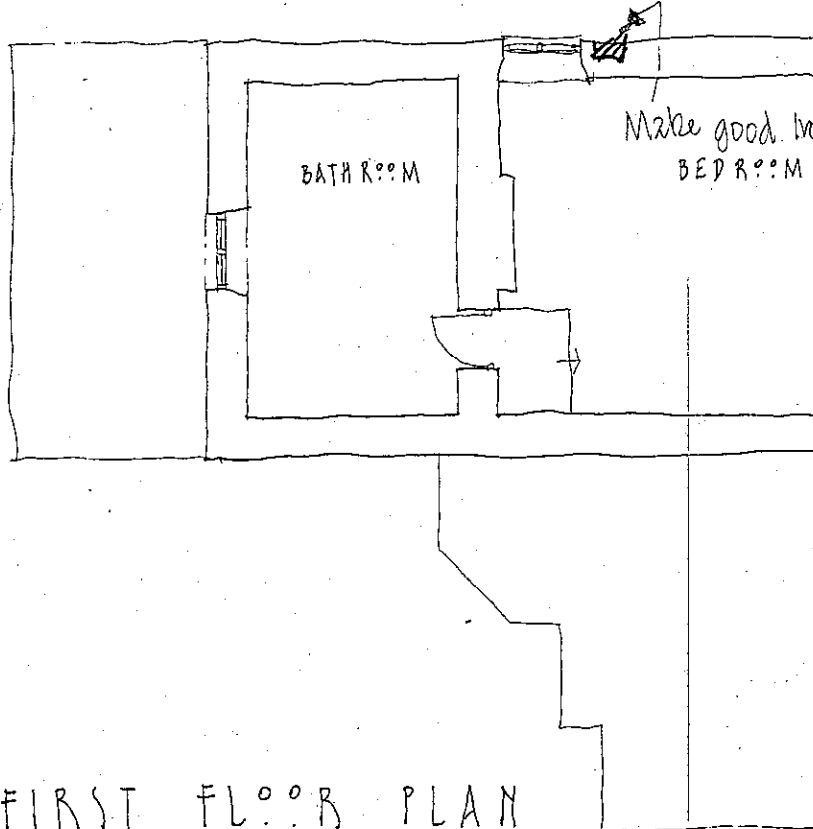
PART GROUND FLOOR PLAN 1:100 SCALE

Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE		
	35 Headlands, Kettering, Northamptonshire, NN15 7ES (01538) 513185		
Project	22 HERMITAGE ROAD, BRAMPTON ASH	File No	S115
Description	REINSTATEMENT OF GROUND FLOOR STAIRS WALLS		
Scale	A4@	Date	July '04
		Drawn By	W.f.a.
		Drwg No	SK 08
		Rev	

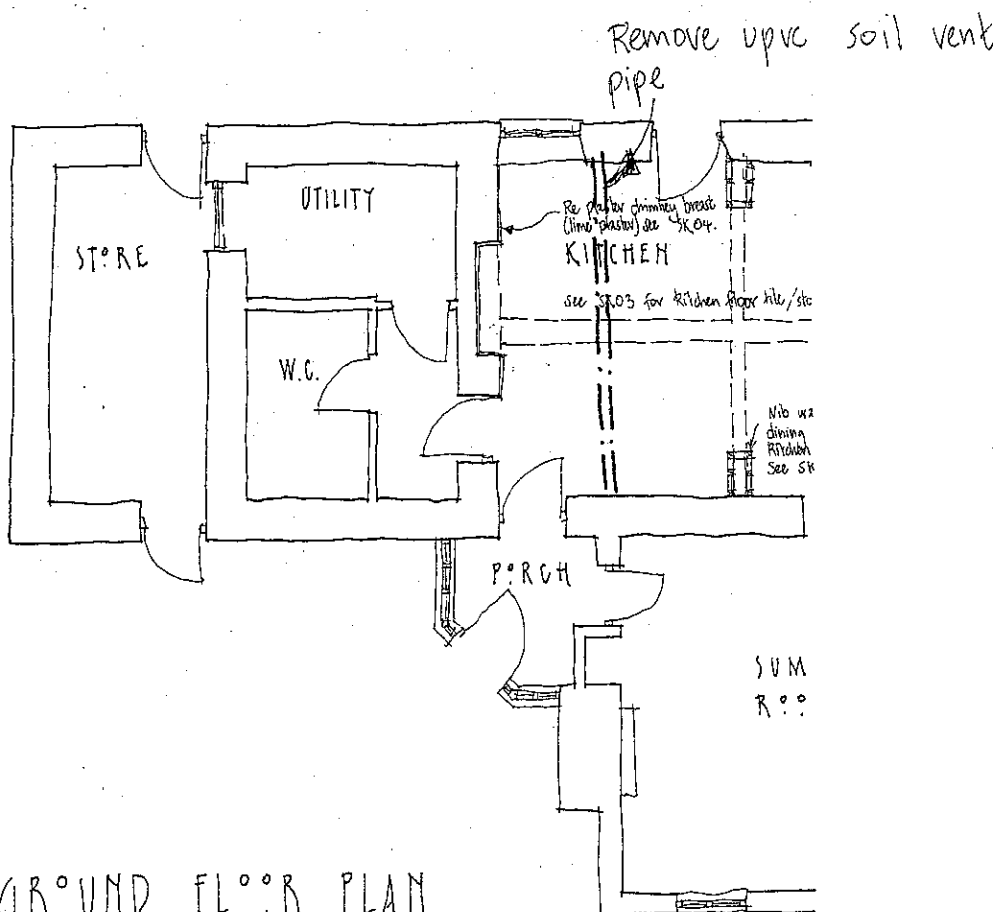


PART FIRST FLOOR PLAN 1:100

Architects & Surveyors	GOTCH SAUNDERS & SURRIDGE		
	35 Headlands, Kettering, Northamptonshire. NN15 7ES (01536) 513165		
Project	22 HERMITAGE ROAD, BRAMPTON ASH	File No	S115
Description	PARTITION BETWEEN STAIRS AND BED 2		
Scale	A4@	Date	July '04
	Drawn By	w.f.a.	Drwg No SK 09
		Rev	



FIRST FL^ooR PLAN



GR^oUND FL^ooR PLAN

Architects & Surveyors		GOTCH SAUNDERS & SURRIDGIE					
35 Headlands, Kettering, Northamptonshire, NN15 7ES (01536) 513165							
Project	22 HERMITAGE ROAD, BRAMPTON ASH		File No	S115			
Description	REMOVE SOIL VENT PIPE						
Scale	AL@	Date	July '04	Drawn By W.f.a.	Drwg No	SK10	Rev