

WORKS IN THE FRONT GARDEN OF 50 MOUNT PLEASANT – Ongoing issue

From Conservation Officer, 11/04/2025

Oscar Wilson (for and on behalf of Pont + Wils Architects Ltd) Response dated: 25/04/2025.

My response is in green.

My clients response to repair works on the site of 50 Mount Pleasant is in red.

Please note that Pont + Wils Architects Ltd have no involvement in the works to the neighbouring site and the repair works to 50 Mount Pleasant. These occurred during the RIBA Stage 5 Construction works on the neighbouring site, hence why there is a written statement from my client specifically included in the below text).



The officers visited the property in April 2024 and took the photo above. The front garden, its walls and the side elevation of the building looked intact and without any intervention. It appears as the same as the street view from 2021 below.



The Council received a complaint in February 2025 with a photograph (below) showing the removal of the existing tarmac at the land adjacent to 50 Mount Pleasant. The complaint also included the storage of materials in the front garden of the listed building, which is a part of the listed curtilage and significance of the listed building and is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

There has been no information provided by the agent about the impact of these works on the special interest of the building and its curtilage. **The Council do not have any idea on whether there is structural damage to the side and front elevations / historic fabric of the building due to the removal of the tarmac and other works.** My client has commissioned a structural report to be submitted alongside this response. This covers the repair works and the impact of the removal of said front garden flank wall and rear yard flank wall on the existing historic fabric.



Due to the rising concerns of the Council, the conservation officer visited the site at the beginning of March and took some photographs. There was sent an email accompanied by the photographs that show **the poor condition** and **possible damage to the building and its garden**.

It is apparent that the agent and applicant do not know what the significance and importance of listing a heritage asset is. **Anything that touches the historic fabric needs a listed building consent**. Without a satisfactory or clear response from the agent/applicant, the Council considers enforcement action may be needed for the future of the asset. My clients explanation as to the reasoning for the remedial/repair works to the site further into this document, with regards to the temporary nature of the blockwork wall to the rear of the site as pictured above.



Above is one of the photographs that was sent to the agent. **The Council is very concerned about what kind of work has been carried out at the premises. These can include not only the visible ones, such as demolishing side boundary walls but also any pipework and services. This is a listed building, not any building.** This front garden wall has since been replaced to match existing using reclaimed brickwork and lime mortar. Please see photos overleaf:



The latest photograph is below. There is a plastic box attached to the side elevation of the building, A hole (?) at the entrance of the cellar. The Council do not know whether there were some works in the cellar. There are cables attached to the exterior historic fabric of the building. There is a major loss of garden walls, etc. All of them requires further site visit of conservation officer and an enforcement officer unless there is an explanation from the agent/applicant.



My clients explanation as to the reasoning for the remedial/repair works to the site are as follows:

The plastic box was the EV charging which has now been removed from the side elevation.

The hole is the manhole for the new build and is not linked with the listed building.

No works have taken place in the cellar.

The garden wall loss was due to the sewer pipe leaking from the listed building we had to remove to investigate where the water ingress was coming from.

The garden wall has now been re-instated with reclaimed bricks to match the previous wall and built with lime mortar.

The outbuilding at the back partly collapsed and the remaining wall was a danger to the workers on-site and had to be removed to make the site safe and ensure the remaining leaning wall does not collapse on the new build site where works were taking place.

We re-instated a temporary wall to retain the different ground levels. The other side of the building was all rotten timber and was removed as the listed building consent for the conversion will be all timber cladding.

Following further requests from the Council, the planning officer received the ground floor plan below, which does not show all the work carried out. There is **no proper or sufficient information** and conservation approach for the unknown works, their impact or their remediation.

An amended set of proposed drawings for both PL/23/1865 and PL/23/1866 to cover the request for proper or sufficient information and conservation approach for the unknown works, their impact or their remediation.

As such, the Council would like to remind the agent and applicant that all works (including cables, pipes, their design, installation, and materials - everything) should be included within revised drawings, along with a statement added among the submitted documents for applications PL/23/1865 and PL/23/1866, which have not been approved yet.

Please take this document as the written statement as requested above. Alongside this as previously stated, amended proposed drawings and the structural report have also been submitted for your consideration, to be added to PL/23/1865 and PL/23/1866.

