

Thanks for your email and apologies for the short delay in getting back to you. I've been very ill with a mega dose of the new covid variant and expect to be on the sidelines into next week. .

2. I have already planned out with the structural engineer and an architect who will revise and commence drawings respectively after the August holiday season.

3. With respect to the waterproof plasterboard, I must express disappointment because, as you know, my daughter and I did not have the benefit of a pre-app because we were misdirected by one of your colleagues. We will reluctantly bear the undue cost of this.

4. However, you will have noticed that each of the other walls in the bathroom have had the lyme plaster replaced with alternative modern materials – probably in the 1960/1970s (according to a surveyor). They remain in the same state as when we purchased the house. Aside from leaving them as they are, what options do we have for this please?

5. The 1930's fireplaces are hideous (but notionally heritage?) but if we request to take them out, must they both be replaced? My daughter's preference would be an appropriate historical replacement in the lounge but nothing in the dining area. They are only for show as (thankfully) no one is allowed to burn coal anymore. The fireplaces have been removed altogether upstairs, which was way before the Heritage Status was declared.

6. A moot point is the extent to which we are being asked to **recreate heritage** above my understanding of the requirement to protect and maintain where it is mainly intact (?) – as is clearly the case with outside front facades. (The front are much better than the rear on both sides of the street). Internal changes are something else, as I am learning.

#### **HERITAGE SURVEY - Not at all systematic**

7. What perhaps needs to happen is for the council to do a basic heritage survey (in response to any substantive application) to factually determine what is original and what is not? Then there is greater transparency and understanding as to the nature of the regulation and the individual house owner's responsibilities. You would also have a clearer historical timeline against which to determine the practical application of policy.

8. I am not a planner but neither am I a lawyer. For the latter, in the last decade I have effectively run eight employment and contract law related cases (most recently this summer in the Royal Courts of Justice – cross examining and all!) and have won every one, cumulatively just under a £1 million. This includes against multinationals represented by the likes of Freshfields. As an economist, I have successfully led teams to trouble shoot and turning around the worst performing World Bank Loan projects. There is always another way of seeing and doing.

9. I am not sufficiently on top of the heritage subject matter but I intend to be in reasonable time in relation to 35 Wilfrid.

But not for now! Only 4 & 5 needs an answer within reasonable time of your return please.

Enjoy the holidays!

Don

On Tue, 15 Aug 2023, 19:00 Jayne Boldy, <[jayne.boldy@somerset.gov.uk](mailto:jayne.boldy@somerset.gov.uk)> wrote:

Dear Don

While I have accepted some non-ideal treatments on other walls, I'm afraid I really can't ignore the waterproof plasterboard sheeting in the bathroom. This should be removed, and the wall made good with lime plaster. This product will be inherently not vapour-permeable/breathable so is wholly unsuitable for a house of traditional construction. Unfortunately the cost of works is not a consideration when assessing listed building consents – we always make potential new owners aware at pre-app stage that they should factor in the likely additional cost of carrying out works to listed buildings due to the more specialist materials and skills required.

I trust you are proceeding with having the amended/corrected plans drawn up, and more detailed structural drawings prepared. I will be on leave from Friday, returning after the bank holiday, so I'm not chasing you for these as I wouldn't have chance to review them this week in any case – just if you have any quick queries I can answer them before Friday if I can.

Kind regards

Jayne

**Jayne Boldy** BA(Hons) MScConsHistBuild  
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**From:** Don Taylor <[dontaylor.uk@gmail.com](mailto:dontaylor.uk@gmail.com)>  
**Sent:** Friday, August 4, 2023 4:12 PM

**To:** Jayne Boldy <[jayne.boldy@somerset.gov.uk](mailto:jayne.boldy@somerset.gov.uk)>

**Subject:** 35 Wilfrid - Thanks

Dear Jayne,

Thanks very much again for yesterday evening's conversion and progress made.

For the substantive works I am in the process of contacting the relevant parties and can only hope that the holiday season does not hold things up too much.

I am grateful for your consideration regarding the three upper bedrooms.

I have also reflected on the one wall in the bathroom that has been replastered with the green anti-damp board. Behind this, was a very fragile wall, where the combination (original and 1960/70?) old plasterwork was shot to bits and the lathe in poor condition if not fractured/already removed. Could I possibly leave this wall as it is please because removing the board and replastering considerable (relative) expense for what is involved? The three other bathroom walls would be done in the recommended way.

#### Not the job

Thought for the day. It will be interest to see what we might have learnt from one another at the end of this entire process?!

There is always another way of seeing. For example, in drawing upon doctor/medicine related analogies, do you take the Western or Chinese approach? Historically, Chinese doctors were paid for keeping their clients well and less when they became ill. Perhaps, this approach (along with getting buy in from the community) would be more conducive to maintaining the stock of listed buildings? The British or Johnsonian approach to everything here in the past decade or so is to muddle through on minimum resources. (I do a lot of organisational and performance evaluations as well as trouble shooting substantive EU and World Bank projects and country wide programmes - and almost always find ways to improve operational effectiveness and outcomes).

We see!

Good weekend.

Don

**e Boldy** <jayne.boldy@somerset.gov.uk>  
To: Don Taylor <dontaylor.uk@gmail.com>  
Cc: "daisytaylor.mf@gmail.com" <daisytaylor.mf@gmail.com>

Tue, Aug 29, 2023 at 2:39 PM

Dear Don

I'm sorry to hear you've been ill – I hope you're feeling better by now, but I know that it can take a while to get your energy levels back up.

I've just returned from leave today and thought I'd reply now rather than red-flagging your email for a later response.

I will respond to your points 4 and 5 below:

4. If the original lime plaster has already been replaced with modern gypsum – and the key being that it was done before listing, then it would not be considered unauthorised and, while it would be better for the building to replace this with lime, there cannot be any legal objection to making good in matching materials. Note that "making good" would not include entire or substantial replacement in gypsum.

5. Regarding the ground floor fireplaces, they are not period-appropriate to the house and, while in some cases there might be significance in retaining evidence of the evolution of the building, they are not part of a wholesale modernisation (like the Victorianisation of some Georgian properties where windows, plasterwork and fireplaces were "updated"), and so their replacement with something appropriate would be welcome. For the dining room, if the current fireplace is removed then something needs to go in its place. Perhaps just a simple plastered opening here would be sufficient.

I hope this helps.

[Quoted text hidden]



DATE

Dear Jane,

Thank you very much for organising the Planning Decisions and your previous support in seeking to get our application through. I am copying in Mr. Trafford to manage this as I know you are away.

Subject to our application with respect to selected Bespoke Compliance Triggers being reasonably and expeditiously approved i.e. within five working days, we agree with your revised decision date of 25<sup>th</sup> January 2024.

There are three bespoke triggers to get processed at this stage.

A. Bespoke Trigger - Point 3 – Submission of Details for the roof-lights/window frames

Subject to your approval we propose using the Conservation Window Company – CR11-3 – 670 by 828 and associated flashing as noted in the architect's drawing 1205-100a Proposed Floor Plans and Elevations. FYI, Tandem benefits from a specialist Conservation Architect at Partner level.

Product design brochure:

[https://therooflightco.com/wp-content/uploads/2023/09/Product-Sheet-Conservation-Rooflight-Sept-2023\\_LR.pdf](https://therooflightco.com/wp-content/uploads/2023/09/Product-Sheet-Conservation-Rooflight-Sept-2023_LR.pdf)

B. Bespoke Trigger Point 4 – Closure of ground floor doorway to kitchen

Please refer to architect's drawing 1205-100a Proposed Floor Plans and Elevations, which I have annotated. This is small door sized entrance with surroundings of walls that were updated with gypsum based materials, it seems sometime in the 1970's and 1980's. Utilising Ms Boldy's guidance note of 29<sup>th</sup> August her point 4 - copied below, we would intend to plaster the blocked up surface with gypsum materials that match the existing wall each side of the door frame.

Email - JBoldy to Dtaylor – 29<sup>th</sup> August 2023 – Abridged

If the original lime plaster has been replaced with modern gypsum – and the key being that it was done before listing, then it would not be considered unauthorised...there cannot be any legal objection to making good in matching materials.'

C. Bespoke Trigger Point 5 of the Decision – Fireplaces

We intend to remove the 'non period-appropriate' fireplace in the dining room and replace with a simple plastered opening as per Ms Boldy's guidance of 29<sup>th</sup> August, her point 5.

Following the removal of the non-period appropriate lounge fireplace in the lounge, this will be replaced with a reclaimed fireplace the same or very similar to the attached design. This was design matches the one approved for No 37 Wilfrid Rd, which we trust we smooth the swift approval of the trigger. Please refer to attached photo.

Email JBoldy to Dtaylor 29<sup>th</sup> August 2023 – Abridged

'Regarding the ground floor fireplaces, they are not period appropriate to the house..,and so their replacement with something appropriate would be welcome. For the dining room , if the current fireplace is removed then something needs to go in its place. Perhaps just a simple plastered opening here would be sufficient.

Please let us know at your earliest convenience if there is anything else required with respect to the above.

Many thanks and Kind regards

Don Taylor

Daisy Taylor

Dear Jane,

Thank you very much for organising the Planning Decisions, as well as your previous efforts in seeking to get our application through . I am copying in Mr.Trafford as I know you away.

Subject to the departments undertaking to get the Bespoke Compliance Triggers noted below reasonably and expeditiously approved i.e. within five working days, we agree with your revised decision date of 25<sup>th</sup> January 2024.

There are three bespoke triggers to get processed at this stage.

1. Point 4 of Mr.Green's decision – Closure of ground floor doorway

Please refer to architects drawing 1205-100A Proposed Floor Plans and Elevations, which I have annotated. This is small door sized entrance with surroundings of walls that were updated with gypsum based materials, it seems sometime in the 1970's and 1980's. Utilising Ms Boldy's guidance note of 29<sup>th</sup> August her point 4 - copied below, we would intend to plaster the blocked up surface with matching gypsum materials.

Email - JBoldy to Dtaylor – 29<sup>th</sup> August 2023 – Abridged

If the original lime plaster has been replaced with modern gypsum – and the key being that it was done before listing, then it would not be considered unauthorised...there cannot be any legal objection to making good in matching materials.'

2. Point 5 of the Decision Fireplaces

We intend to remove the 'non period-appropriate' fireplace in the dining room and replace with a simple plastered opening as per Ms Boldy's guidance of 29<sup>th</sup> August, her point 5.

Following the removal of the non-heritage lounge fireplace in the lounge, this will be replaced with a reclaimed fireplace the same or very similar to the attached design. This was design matches the one approved for No 37 Wilfrid Rd, which we trust we smooth the swift approval of the trigger.

Email JBoldy to Dtaylor 29<sup>th</sup> August 2023 – Abridged

'Regarding the ground floor fireplaces, they are not period appropriate to the house...,and so their replacement with something appropriate would be welcome. For the dining room , if the current fireplace is removed then something needs to go in its place. Perhaps just a simple plastered opening here would be sufficient.



3. Point 3 – Submission of Details for the roof window frames

Subject to your approval we propose using xxx dedicated conservation window frames and conservation flashing at the dimensions noted in the architect's drawings xxxxx

That is

Copy attached – contained brochure xxx