

**Enforcement of Planning Control
Enforcement Item for Consideration:
No.1 & No. 2 Manor Farm House, Oby**
Report by Planning Officer (Compliance and Implementation)

Summary: This report concerns unauthorised work to a Grade 2 listed building.

Recommendation: That members note and endorse the contents of this report

Location: Manor Farm House, Manor Farm Road, Ashby with Oby

1 Background

- 1.1 Manor Farm House at Ashby with Oby is a Grade 2 listed building. The list description includes “2 doorways. Door to right is within doorcase of pilasters supporting simple entablature. Rectangular overlight. Sash windows with glazing bars and gauged skewback arches”.
- 1.2 In 2010 unauthorised work comprising the replacement of the windows and doors of the property with uPVC units was identified in a survey of historic buildings. This was then followed by a prolonged period of negotiation regarding the replacement of the unauthorised and inappropriate replacements between the Authority and the owner, protracted due to the difficult personal circumstances of the owner.
- 1.3 A report on the 17 August 2012 was brought to this Committee seeking authority to serve a Listed Building Enforcement Notice (LBEN) if voluntary compliance could not be achieved. The LBEN would seek the phased replacement of the windows and doors over a 10 year period. This was agreed by members.
- 1.4 Following this resolution, voluntary compliance was sought from the owner. An agreement was entered in to for a phased replacement for the windows and doors. On 1 May 2014 Listed Building Consent (LBC) was granted for the work.
- 1.5 Unfortunately little progress was made during the remainder of 2014 due to the owner’s financial situation and continued poor health. It is understood that the owner spent an extended period in hospital.

2 Update

- 2.1 In January 2015 the Authority was advised that a manufacturer for the windows had been identified and an order had been placed.
- 2.2 In March 2015 a site visit was undertaken and it was noted that the uPVC doors had been replaced with appropriate timber replacements. The owner advised that two replacement window frames have also been manufactured and they are currently waiting for a suitable weather 'window' for them to be fitted. Due to the nature of the window frame construction installation is likely to take more than a single day per frame and will leave the property exposed to the elements. The Authority has been advised that the work is expected to be completed in early April.

3 Conclusion and Recommendation

- 3.1 The progress on this long standing case is welcome.
- 3.2 Officers will continue to monitor the site and bring a report to Planning Committee at 6 monthly intervals.

Background papers: Broads Authority DC Enforcement File BA/2010/0071/UNLBP1

Author: S L Sewell

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Appendices: APPENDIX 1 - Site Map

**BA/2010/0071/UNLBP1 - Manor Farm House, Oby
Unauthorised work to Grade 2 Listed Building**

APPENDIX 1

