

**Enforcement of Planning Control
Enforcement Item for Noting:
No.1 & No.2 Manor Farm House, Oby**
Report by Enforcement Officer

Summary:	This report concerns unauthorised works to a Grade II Listed Building and offers an update on the on-going regularisation of the works.
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 II 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, which were protracted due to the difficult personal circumstances of the owner.
- 1.3 A report on the 17 August 2012 was brought to the Planning 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 into for a phased replacement for the windows and doors. On 1 May 2014 Listed Building Consent (LBC) was granted for the work (BA/2014/0076/LBC) and a period of 10 years was given for completion of the works.
- 1.5 At the end of April 2015 the site was visited and it was confirmed that 3 doors and 2 windows had been replaced.

- 1.6 In February 2017 it was noted that no works had taken place since April 2015 and Members resolved to continue to monitor the situation and for officers to enter into discussions with the Applicant in order to maintain momentum.

2 Update since 3 February 2017

- 2.1 Officers have kept in contact and are aware of continued issues surrounding the health of the Applicant and close relatives. No additional work has taken place. It remains the case that 5 of the 28 apertures have been completed and the remaining 23 will require replacement by May 2024. Whilst the Applicant could wait until year 10 before completing the work the longer it is left the more onerous the task becomes.
- 2.2. The applicant is aware of the works that needs to be done and is keen to have the matter resolved. The applicant is hoping to have more replaced in the new year but the cost is a constraint and officers will keep in contact with the applicant for progress on this. They have also offered to provide any (non-pecuniary) assistance which will help progress the matter. The need to deal with this site sensitively is noted.

3 Conclusion

- 3.1 Members' endorsement is sought on continuing discussions with the Applicant in order to maintain momentum with the replacement windows and doors.
- 3.2 Whilst Members and officers are aware of the continuing health issues of the Applicant and a close family member, continued dialogue to encourage the Applicant to undertake the work in a staged approach is considered to be of mutual benefit. Negotiations will continue to be carried out sensitively.
- 3.3 Officers will continue to monitor the site and bring a report to Planning Committee at 6 monthly intervals.

Background papers: Enforcement File BA/2010/0071/UNLBP1

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Appendices: APPENDIX A - Site Map

BA/2010/0071/UNLBP1 – Farmhouse Manor Farm, Manor Farm Road, Ashby With Oby, Norfolk, NR29 3BN.

