

**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 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 overhead. 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 Unfortunately little progress was made during the remainder of 2014 due to the owner’s financial situation and continued poor health.

- 1.6 In January 2015 the Authority was advised that a manufacturer for the windows had been identified and an order had been placed.
- 1.7 In March 2015 a site visit was undertaken and it was noted that three uPVC doors had been replaced with appropriate timber replacements. The owner advised that two replacement window frames had also been manufactured and they were currently waiting for a suitable weather window for them to be fitted. The Authority was advised that the work was expected to be completed in early April.
- 1.8 A report was taken to Planning Committee on 2 April 2015 advising of the above.

## **2 Update since 2 April 2015**

- 2.1 In April 2015 the site was re-visited and it was confirmed that the 2 additional timber windows had been installed. In total 3 doors and 2 windows have been replaced.
- 2.2 On 21 August 2015 the agent advised that no further work had been undertaken since April 2015, but that the owner had been in contact with a hope to initiating more replacements shortly and this is welcomed.
- 2.3 It is acknowledged that the Listed Building Consent gave 10 years for compliance. Given that 5 of the 28 apertures that require replacing have been completed in year 1 (approximately 18%), officers welcome this progress and will continue to monitor the site.

## **3 Conclusion**

- 3.1 The progress on this long standing case is welcomed.
- 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

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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**

