

Title: **05/00827/LBC – at Manor Farmhouse, Beanacre Manor, Old Beanacre Road, Beanacre**

Portfolio Holder: **Councillor Jeff Osborn**

Reporting Officer: **Rosie MacGregor, Principal Planning Officer**

Background

At its meeting on 25 August 2005 the Planning Committee received a report in respect of a proposal to insert four roof lights, change the use of the store to a garage and utility room, replace the roof tiles, remove the stone wall and reinstate it at the rear of the above property.

Members of the committee requested that a report on the compliance with the conditions, be brought back to committee.

Condition 2 states:

“Within 6 weeks of the date of this Consent, details of the replacement tile hung cladding with feather edged shall be submitted to and approved by the Local Planning Authority prior to their installation on the building. The works shall then be carried out within 4 weeks and only in strict accordance with those approved details”.

Condition 4 states:

“Within 6 weeks, details of the elevations of all new or replacement external rooflights and door elevation for the former garage, including details of material and finish and any glazing, at a scale of not less than 1:20, and sections through all frames and opening mechanisms, at a scale of not less than 1:2. shall be submitted to and approved by the Local Planning Authority prior to their installation in the building. The works shall then be carried out within 4 weeks and only in strict accordance with those approved details”.

Unauthorised works had been carried out to this Grade II Listed Building without prior Listed Building Consent and needed to be regularised. The following items needed to be undertaken:

- Vertical tiling to be stripped off the roof and replaced with shiplap
- Low level roof to be replaced with Clay Double Roman roof tiles
- Removal of 6 roof lights
- Door to garage/utility needs to be unframed, ledged and braced
- Masonry to gable end of garage/utility to be changed
- Piers on entrance to Manor need to be rebuilt in Ashlar Stone

It was necessary for the applicant to remove the existing roof over the garage and kitchen, including the unauthorised 6 roof lights, and subsequently replace with Clay Double Roman tiles and conservation roof lights.

These substantial structural alterations, together with the associated changes to the elevations took longer than anticipated, but all works are now completed.

Officer Comments:

The Compliance Officer carried out three site visits on the dates indicated below, to ensure compliance with the conditions attached to Consent 05/00827/LBC:

- 11 October 2005
- 16 January 2006
- 20 February 2006

The works have now all been completed to the satisfaction of your Officers.

Financial Implications

There are no financial implications.

Legal Implications

There are no legal implications.

Conclusion

The conditions have now been formally discharged.

Recommendation

That the Planning Committee notes the report.