

APPLICATION FOR FINANCIAL ASSISTANCE (HISTORIC BUILDINGS GRANTS) FROM THE CONSERVATION AND HERITAGE FUND

Mow House Farmhouse, Church Lane, Mow Cop, (Ref: 12/13004/HBG)

Purpose of Report

To consider an application for financial assistance towards the cost of the repair of the above building of special architectural and historic interest.

Recommendation

That the Planning Committee approve a grant of £2,100 for Mow House Farmhouse, Church Lane, Mow Cop, subject to the appropriate standard conditions.

Mow House Farmhouse is an 18th Century farmhouse with some 20th Century alterations. These included the replacement of some windows, but with timber in an appropriate style, gutters were incrementally changed to plastic and the lower part of the staircase handrails removed. Subsequently an owner in about 2005 began to make some other changes of which some are the subject of an Enforcement Notice, principally the alteration of the windows again but with an inappropriate style and finish. The Enforcement Notice (reference 06/00027/207) and the progress made in meeting its requirements has been the subject of reports to the Planning Committee in October 2012 and January 2013 (the Quarterly reports on cases where enforcement action has been authorised). The other issues remain and a new owner plans to deal with all of these outstanding issues and make the house habitable. They are replacing the unauthorised windows referred to in the Enforcement Notice at their own cost.

New owners are applying for a grant towards the cost of reinstating the lost staircase in oak, dealing with the woodworm in the upper floor roof joists, replacing all rainwater goods with cast iron and repairing the 18th Century original windows on the second (attic floor).

The cost of the work including VAT is £10,495 of which all is eligible work. As the house is a Grade II Listed Building, the work is eligible for a grant of £2,100, 20% of the cost.

Financial Implications

There is sufficient funding to meet this grant application with approximately £64,000 in the fund, which allows for commitments.

Conclusions

This grant application meets all the Council's criteria for the repair and restoration of the heritage asset. Any views of the Conservation Advisory Working Party will be reported to the Planning Committee.