

Application for Financial Assistance (Historic Buildings Grants) from the Conservation and Heritage Fund – 4 Highway Lane, Keele, (Ref: 13/14006/HBG)

RECOMMENDATION:

That the Working Party recommends that the Planning Committee approves a grant of a sum to be advised for the repair and refurbishment to the external envelope including the windows, roof, walls, chimneys and rainwater goods at 4 Highway Lane, Keele, subject to the appropriate standard conditions.

Purpose of report

To consider an application for financial assistance towards the cost of the repair of this property which is on the Council's Register of Locally Important Buildings and which lies within the Keele Village Conservation Area

Introduction

An application has been received for a grant for works of repair and refurbishment to the external envelope including the windows, roof, walls, chimneys and rainwater goods of this property. The property is not included on the Statutory List of buildings of special architectural or historic interest, but it is on the Council's Register of Locally Important buildings and structures and it lies within the Keele Village Conservation Area.

This application has only very recently been received. The agents have requested that this application be processed as a matter of urgency as the client and contractor wish to start work as soon as possible. The item is placed on the agenda of the Working Party in the absence of the Council's Conservation Officer who will upon her return and prior to the meeting of the Working Party provide a supplementary report to the Working Party on this application.

The cost of the work which the applicant's agent considers may be eligible, including VAT, is £27,851.48. Grants are eligible principally for the repair of structural fabric (roofs, walls, etc) or features of special historic interest (e.g. sash windows, decorative plasterwork, panelling), and the Council's policy is only to fund redecoration where it is for the redecoration of a historically significant scheme. A significant part of the works indicated in the Schedule of works does comprise either decoration or redecoration and the Conservation Officer will advise as to whether she considers such works are eligible in this case, and if not what the total cost of the works which are eligible will be.

As a building on the Register of Locally Important buildings lying within a Conservation Area, works eligible for grant funding would normally be the subject of a 10% grant offer.

Financial Implications

There is sufficient funding to meet this grant application with approximately £55,000 in the Fund, which allows for commitments.

Conclusions

The views of the Conservation Advisory Working Party will be reported to the Planning Committee who will make the decision on whether or not to award the grant.