

SUPPLEMENTARY REPORT
TO THE CONSERVATION ADVISORY WORKING PARTY
20th August 2013

Application 13/14007/HBG

Smithy House, 4 Highway Lane, Keele

The Agenda report includes the details of the work proposed at the property which includes some repair and refurbishment of the roof, walls, downspouts, windows and doors. As the report states a lot of the work proposed is external decoration including the application of breathable masonry paint.

The Conservation Officer has considered all of the items for eligibility and has concluded that items which involve works to the roof, rafters, walls, brickwork, cills and downspouts are considered to be eligible as it helps to preserve the fabric of the building. It is not considered that the painting of windows and doors are eligible as this is more of an ongoing maintenance issue. This brings the total of eligible work including fees and VAT to £16,639. A proportionate reduction has been included for contingencies and preliminaries and it is proposed that a maximum grant of up to £1,664 be offered towards the cost of the work.

The recommendation is therefore that the Working Party recommends that the Planning Committee approves a grant of £1,664 towards the cost of refurbishment works at 4 Highway Lane, Keele, subject to appropriate standard conditions.