

REPORT TO:	Development Control Committee	AGENDA ITEM: //
DATE OF MEETING:	20th August 2002	CATEGORY: DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN
MEMBERS' CONTACT POINT:	Marilyn Hallard, Design and Conservation Officer, x5747	DOC:
SUBJECT:	Historic Building and Conservation Area Grant Applications	REF: 13.13.83
WARD(S) AFFECTED:	Repton	TERMS OF REFERENCE: DS3

1.0 Recommendation

- 1.1 That, subject to additional works to ease the windows being satisfactorily completed and availability of funds after 1st October 2002, a 40% grant of £314 be offered to Miss Nicholas – Perry for overhauling two sash windows at 59, High Street Repton as set out in the estimate from R A C Contractors dated 19th May 2002 subject to the usual conditions.

2.0 Purpose of Report

To consider applications for grant assistance.

3.0 Detail

59, HIGH STREET, REPTON

REF:13.13.85

UNLISTED

REPTON CONSERVATION AREA

APPLICANT: MISS R NICHOLAS -PERRY

- 3.1 59, High Street is one of a handsome row of early 19th century terraced houses the majority of which have retained their historic joinery. The windows have a particularly attractive margin light pattern, which is very prominent and the row makes a substantial contribution to the character of this part of the conservation area. No 59 retains both its original door and sash windows.
- 3.2 This application is for overhauling the two original sash windows on the front elevation.
- 3.3 Unfortunately the repairs have already been undertaken. Commencement of work without permission in advance of a written grant offer would normally prejudice an application (as set out in the guidance notes sent out to all applicants with the application form). Nonetheless the applicant has asked that the committee make an exception on the grounds that this was done in ignorance and that her preference would have been to replace the windows with double glazed units but the availability of the grants had persuaded her to keep them.
- 3.4 An inspection has been made to assess the standard of the works and whilst it is clear that the windows have been repaired they are not in perfect working order. The owner has agreed to undertake some remedial works to put this right.
- 3.5 The cost of the eligible work is £785 exclusive of VAT as the contractor is not registered. Two estimates were submitted with the application. One was for repair the other being for complete replacement as a replica. The cost for replacement was

£750. Repair is preferable to replacement in that this ensures the retention of the genuine historic fabric and the quality of timber in the original window is likely to be far superior to readily available new timber. Should members be minded to approve this application it is suggested that a grant be based on the slightly higher figure of £785.

- 3.6 As this is repair rather than replacement the works do not come into a priority category for grant aid and thus only eligible for grant assistance if funds remain after 1st October 2002.

4.0 Financial Implications

- 4.1 The recommended grant can be met from the balance of the Historic Building and Conservation Area grants budget for 2002/2003. See Annexe A'.

5.0 Community Implications

- 5.1 Historic Building and Conservation Area grants contribute towards sustaining the District's built heritage, a valuable and non-renewable resource investment in which promotes tourism and improves environmental quality for all.

6.0 Background Papers

- 6.1 Grant application. 59, High Street, Repton. Ref: 13.13.85