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REPORT TO:	Development Control Committee	AGENDA ITEM:	6
DATE OF MEETING:	18 <sup>th</sup> July 2006	CATEGORY:	DELEGATED
REPORT FROM:	Deputy Chief Executive	OPEN	
MEMBERS' CONTACT POINT:	Gill Hague 595742	DOC:	
SUBJECT:	Unauthorised windows in listed building - Long Acre Barn, Smisby	REF:	
WARD(S) AFFECTED:	Hartshorne & Ticknall	TERMS OF REFERENCE:	DC01

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### **1.0 Recommendations**

That Members authorise the service of an Enforcement Notice to secure:

- 1.1 the removal of the unauthorised semi-circular headed window; and
- 1.2 the removal of the other plastic windows and glazed doors and their replacement with wooden ones of a design as approved in accordance with the planning permission for the original conversion of the barn.

### **2.0 Purpose of Report**

- 2.1 To inform Members of unauthorised works relating to Long Acre Barn and seek approval of enforcement action to remedy the situation.

### **3.0 Detail**

- 3.1 Permission was granted in 1985 for the conversion of a series of barns/outbuildings forming a courtyard to the rear of Hillside Farmhouse a Grade II Listed Building. The barns/outbuildings themselves are listed by virtue of their being within the curtilage of the listed farmhouse.
- 3.2 As far as can be ascertained the conversion was implemented in accordance with approved plans. However, at some point prior to purchase in 2003 by the current owner the windows were replaced with plastic ones, which incorporate curved heads. Both the material and style are unsympathetic to the simple historic character of the former barn. Also at some point an unauthorised semi-circular headed stained glass window was installed. This too is of an unsympathetic design and

detrimental to the character of Long Acre Barn and the listed group of buildings as a whole. See Appendix A.

- 3.3 The changes to the windows at Long Acre Barn were pointed out during discussions about unauthorised use of plastic windows in the adjacent listed farmhouse. These have now been removed and replaced with painted timber windows of a sympathetic pattern by agreement without the need for enforcement action. .

#### **4.0 Financial Implications**

- 4.1 There is ground for a claim against the Council's insurer due to the fact that the property search undertaken by the current owner did not disclose that the building was listed.

#### **6.0 Community Implications**

- 6.1 The preservation of historic buildings contributes towards the quality of the local environment. Long Acre Barn is visible from public vantage points from all sides and the installation of the plastic windows has a negative impact on the Conservation Area and the setting of the farmhouse.

#### **7.0 Conclusions**

- 7.1 Whilst the unauthorised works took place prior to purchase by the current owner it is necessary to secure their remediation in order not to undermine the appearance of the building itself and the setting of the farmhouse.

#### **8.0 Background Papers**

- 8.1 File reference E2003/472