

Committee	FULL COUNCIL
Date	15 December 2021
Agenda Item	7d

St Andrews churchyard wall

Quote B was selected at the previous council meeting, but it was recommended that HTC consult with planning at BDC before starting the work.

BDC planning have now responded:

The wall is a key enclosure around a GI listed church, and thus the works will almost certainly require an application for Listed Buildings Consent given that they will be curtilage listed along with the main church building. I must mind you that this process can take up to 8 weeks to determine. However, I am conscious of what has been raised in your email, namely the proposed imminent threat to the public should the wall crumble and subsequently topple on an adjacent persons.

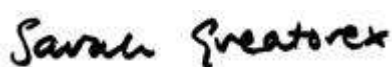
It is my understanding that the Planning (Listed Buildings and Conservation Areas) Act 1990 outlines situations in which urgent repairs to listed (or curtilage listed) buildings are defensible actions. Essentially, the extent of the repair should normally be limited to what is reasonably necessary to make failing elements sound and capable of continuing to fulfil their intended functions.

The process goes that you outline the extent of the repairs, and the scope of the remedial repair works with as much detail as possible (materials to be used, building approach to be taken etc). I would then run this past our Heritage Consultant who will advise whether the LPA considers the works constitute emergency repairs and can take place immediately. An application for Listed Buildings Consent would then be submitted retrospectively, to control the changes through the planning system.

Of course, we would have to give weight to the fact that the emergency works were considered acceptable in principle, and the function of the application would be to ensure the works were carried out in an appropriately. Rest assured, it is a highly collaborative process which will be guided by our expert Heritage Consultant.

The Clerk has contacted the Heritage Consultant, and has arranged a meeting to ensure that the wall is repaired in line with listed building regulations. He has recommended that HTC contact a structural engineer to assess the state of the wall, and this may later involve quotes from Heritage builders.

Recommendation: that HTC notes this report, while waiting for further reports on the wall



Sarah Greateorex Town Clerk

