

Planning Committee Meeting

8 November 2018

Agenda Item 13

Listed Building at Risk: Former Post Office and adjacent
cottage at West Ashling



Background

- West Ashling Post Office and the attached cottage is a later Georgian property, listed at Grade II and located in a prominent location within the Conservation Area.
- Identified as 'at risk' in a survey of 2012-13.
- It has an absentee owner and the buildings and land have been neglected for an extended period.
- Failure to respond to two previous S.215 notices.



Concerns about Condition

- Overstressed timbers support the rear roof slope
- Evidence of timber decay exacerbated by pervading damp throughout the property
- Most roof pitches in poor order, especially to the rear
- Rainwater goods require repair and re-fixing
- Twisted rear chimney stack presents a risk of collapse
- All windows and external doors in poor condition
- Gas and electricity systems require early examination

Section 48

- The Act specifies that Compulsory Purchase shall not be started less than two months following service of the Repairs Notice
- Specified works should be “reasonably necessary for the proper preservation of the building” – the proposed Repairs Schedule reflects this
- The potential consequences of compulsory purchase must be explained on service of the Notice
- The Repairs Notice may be withdrawn at any time

A Way Forward

- **This is a rare case.** There are around 70 listed buildings on the SDNPA Risk Register, but only 11 are dwelling houses.
- This particular property is not occupied.
- It is highly prominent within a Conservation Area.
- It has a protracted record of owner neglect, yet the cost of reasonable repairs do not exceed the value of the property – there is no ‘Conservation Deficit’ in this case.
- There is a history of previous attempts to apply statutory remedies, without owner compliance.
- If service of the notice fails to achieve progress, a further report to consider Compulsory Purchase would be prepared for consideration by the Full National Park Authority.

Recommendation

- The Committee is recommended to serve a Repairs Notice under S.48 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to secure necessary repairs to the former Post Office and attached cottage, West Ashling.

