

4<sup>th</sup> April 2012**REPORT OF THE PORTFOLIO HOLDER FOR ECONOMIC DEVELOPMENT AND  
ENTERPRISE****CONSERVATION GRANT APPLICATION****EXEMPT INFORMATION**

N/A

**PURPOSE**

For Members to consider and approve one grant application.

**RECOMMENDATIONS**

That Cabinet Approve a grant of £6,141 in respect of 110 Lichfield Street, Tamworth from the conservation budget subject to the normal grant conditions.

**EXECUTIVE SUMMARY**

This application has been referred to Cabinet because it would result in a grant from the Council of more than £5,000.

The application property is a two-storey mid-terrace positioned on the northern side of Lichfield Street in Tamworth Town Centre. Adjacent properties are in retail use whilst to the rear is a car dealership in the same ownership as the application site. The property is finished in white render, brick and plain tiles with the lower shop front entrance and window boarded up. The existing windows are also in a non-traditional style that is inconsistent with the historic character of the building. The property has been empty for a number of years but has historically been used as a shop on the ground floor with a residential flat at first floor. The building is within the Town Centre Conservation Area and has a statutory grade II listing with the adjacent property at no. 111.

The Conservation Grant will be utilised towards renovation works which will significantly enhance the character and appearance of the listed building and its setting within the Town Centre Conservation Area. The works will facilitate the re-use of the property for a commercial and residential purpose; will ensure the reinstatement of shop windows to the Lichfield Street elevation and the removal of the existing modern and unsympathetic windows and their replacement with windows of a traditionally subdivided timber variety appropriate to a listed building. The works to restore and replace the existing oak beams and brick panels and door are also deemed to constitute acceptable works.

This will significantly improve the character of the area within which the building sits whilst the internal renovation works will reinstate features befitting a Grade II listed property.

It is therefore considered that the work will assist in retaining the character of an important gateway listed building in the conservation area and that a grant should be offered.

The total cost of the works is £12,292 based on the lowest quotation. In keeping with the approved policy a grant rate of 50% would apply, which would result in a grant of £6,141.

**RESOURCE IMPLICATIONS**

There is adequate provision in the Borough Council’s conservation grant as can be seen below:

Conservation grant budget available 2011/2012	£34,130
Temporary Reserve	<u>£27,890</u>
	£62,020
Minus actual and committed to date	£52,163
Minus grant proposed at 110 Lichfield Street	<u>£6,141</u>
Balance remaining if report is approved	£3,716

**LEGAL/RISK IMPLICATIONS BACKGROUND**

If the windows, beams and panels are not replaced, the building may suffer from future structural damage and loss of energy efficiency.

**SUSTAINABILITY IMPLICATIONS**

The existing front elevation shop windows are currently boarded up whilst both the existing rear windows and beam supports and brick panels are in poor condition. The installation of replacement shop windows and timber replacement windows and works to the beams and brick panels will both enhance the traditional character of the building and the conservation area.

**BACKGROUND INFORMATION**

The conservation grant scheme is available to all statutorily listed buildings, locally listed buildings and non-listed historic buildings within the Borough’s seven conservation areas, for works that would improve the condition and appearance of those buildings.

The policies and procedures for the grant scheme were endorsed by Cabinet in July 2006. These set out the types of buildings that the grant applies to, levels of grant assistance, which are dependent on the type of work and building, maximum amount of grant, conditions and detailed matters of procedure. The policy was subsequently amended in July 2008 to include locally listed buildings.

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**REPORT AUTHOR**  
Jon Lord

**LIST OF BACKGROUND PAPERS**  
N/A

**APPENDICES**  
The proposed and existing plans are attached as Appendix 1.

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