

**EXETER CITY COUNCIL**

**PLANNING COMMITTEE**

**15 JANUARY 2007**

**LISTED BUILDINGS AT RISK REPORT**

**1.0 PURPOSE OF REPORT**

1.1 To report on progress since the previous listed buildings at risk report in June 2006.

**2.0 BACKGROUND**

2.1 The condition of buildings is summarised according to the English Heritage priority system of risk categories.

- A. immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
- B. immediate risk of rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C. slow decay; no solution agreed.
- D. slow decay; solution agreed but not yet implemented;
- E. under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use);
- F. repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

**3.0 KEY BUILDINGS**

The following sites are dealt with in the report:

	Listed Building Grade	Risk Category
<u>Proposed buildings to be removed from the Register</u>		
None		
<u>Buildings remaining on the register</u>		
Cricklepit Mill	II	F
Countess Wear Paper Mill	II	D
30 Old Tiverton Road	II	F
The Coach House, Ide Lane	II	D
<u>Buildings to add to the register</u>		
144 Fore St	II	A

## 4.0 THE REGISTER

### 4.1 Cricklepit Mill, Grade II (F)

The main contract for the refurbishment of the Mill and the new-build extension has started and is progressing. The internal Mill machinery has been expertly restored and was turned for the first time in 40 years in September. The Millwright started work on the main external wheel but has stopped work over winter.

### 4.2 Countess Wear Paper Mill, Grade II (D)

A schedule of works has been prepared by the Engineering section on behalf of Leisure and Museums, to effect repairs to a standard suitable for supervised public access. Listed building consent may be required for elements of the work, but otherwise the works will be carried out in close consultation with the conservation and archaeology officers. Possible future uses are being explored.

### 4.3 30 Old Tiverton Road, Grade II (F, downgraded from C in last report)

The listed building consent works have started and are progressing well. It is expected that this property shall be removed from the register at the next report.

### 4.4 The Coach House, Ide Lane. Grade II (D, downgraded from C in last report)

Listed building consent has been granted for the conversion of this property to a dwelling and works are expected to commence in the spring.

## 5.0 BUILDINGS TO ADD TO THE REGISTER

### 5.1 144 Fore Street, Grade II (A)

There is a derelict barn to the rear of this building that is in a poor state of repair and causing damage to a party wall shared with Homecourt House, a sheltered housing scheme on Friernhay Road. The owners have not responded to letters sent on 24<sup>th</sup> April and 4<sup>th</sup> September 2006, and if inclusion on this report does not result in negotiations, then enforcement action will have to follow to ensure the stability of the wall.



*Crack in wall to rear of 144 Fore Street, overlooking car park of Homecourt House*

## **6.0 CONCLUSION**

6.1 The cases in section 4.0 illustrate the ongoing commitment to the safeguarding of Listed Buildings, in accordance with local plan policy, and it is expected that they will be turned around from neglect, vacancy or under use to become attractive and actively useful buildings, consistent with the Council's local plan policies and Government recommendations. The case in section 5.0 is a building that has been recognised as being under threat, but procedures are underway to stop it deteriorating.

**7.0 RECOMMENDED** that the report be noted.

**RICHARD SHORT  
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**ECONOMY AND DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1985 (as amended)**

**Background papers used in compiling this report:**

None