

Planning (Listed Buildings and Conservation Areas) Act 1990, section 48

REPAIRS NOTICE IN RESPECT OF

The Swan Inn, North Warnborough, Hook, Hampshire, RG29 1EX

ISSUED BY Hart District Council

THIS IS AN IMPORTANT NOTICE AFFECTING YOUR PROPERTY
LISTED BUILDINGS REPAIRS NOTICE

To: BROOKSET 14 LIMITED (incorporated in British Virgin Islands) of 4th Floor, Millbank Tower 21-24 Millbank, London SW1P 4QP

- 1 The building known as The Swan Inn ('The Building') is a listed building under section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (hereinafter known as 'the 1990 Act'). The Building is shown edged in red on the map attached to this Notice and described for identification purposes only in Schedule 1 of this Notice.
- 2 It appears to Hart District Council ('the Local Authority') whose area includes the Building and being the Local Authority for the purposes of section 48 of the 1990 Act that the works specified within Schedule 2 ('the Works') of this Notice are reasonably necessary for the proper preservation of the Building.
- 3 NOTICE IS HEREBY GIVEN that the Local Authority considers the works specified within Schedule 2 of this Notice reasonably necessary for the proper preservation of the Building.
- 4 If after two months from the date of service of this Notice the Local Authority have not withdrawn the Notice, the Local Authority may ask the Secretary of State to authorise it to acquire compulsorily the Building and any land contiguous or adjacent to it which appears to the Secretary of State to be required for preserving the Building or its amenities, or for affording access to it, or for its proper control or management.
- 5 The Secretary of State may make or confirm an order for the compulsory purchase of the Building and any land contiguous or adjacent to it if:
 - a) it appears to him/her that reasonable steps are not being taken for the proper preservation of the Building
 - b) s/he is satisfied that it is expedient to make provision for the preservation of the Building and
 - c) s/he is satisfied that it is expedient for that purpose for it to be acquired compulsorily.
- 6 If compulsory purchase procedures are initiated then any person having an interest in the Building which it is proposed to acquire compulsorily may, within 28 days after the service of the Notice required under section 12 of the Acquisition of Land Act 1981, apply to a magistrates' court for an order staying the proceedings on the ground that reasonable steps have been taken to properly preserve the Building.

- 7 On compulsory purchase of the Building, it shall be assumed for the purpose of assessing compensation that listed building consent would be granted for any works:
- a) for the alteration or extension of the Building or
 - b) for the demolition of the Building for the purpose of development of any class specified in Schedule 3 to the Town and Country Planning Act 1990.
- 8 If the Secretary of State is satisfied that the Building has been deliberately allowed to fall into disrepair for the purpose of justifying its demolition and the development or re-development of the site, or any adjoining site, he may include in the compulsory purchase order a direction for minimum compensation.
- 9 The effect of such a direction is that for the purpose of assessing compensation that is payable for compulsory purchase it is assumed that:
- a) planning permission would not be granted for any development or re-development of the site of the Building, and
 - b) that listed building consent would not be granted for any works, other than works necessary for restoring the Building to and maintaining it in a proper state of repair.
- 10 Where such direction is included in a compulsory purchase order or draft order any person having an interest in the Building may, within 28 days after service of the Notice of minimum compensation direction, apply to a magistrates' court for an order that no such direction should be included.
- 11 If you wish to discuss this Notice or any related matter you should contact Mrs Sarah Castle on 01252 774125 as soon as possible.

DATED the day of *16th December 2014*

Signed 

For and on behalf of Hart District Council

Civic Offices
Harlington Way
Fleet
Hampshire
GU51 4AE

SCHEDULE 1

The listed building to which this Notice relates The Swan Inn, North Warnborough, Hook, Hampshire, RG29 1EX as shown for the purposes of identification only edged red on the attached plan.

SCHEDULE 2

Specification of works to be carried out

THE SWAN INN, NORTH WARNBOROUGH RG29 1EX

1 ACCESS, SAFETY AND SECURITY PROVISIONS

- 1.1 Provide and maintain while works are being carried out all boarding, screens and barriers necessary to keep the building secure.
- 1.2 Install temporary propping in accordance with the directions of a structural engineer in order to stabilise stairs, floor joists, and the structure generally. Provide temporary balustrade and handrails where these are missing at staircases. Provide sheeting or boarding wherever floor boarding and stair treads are missing. Cordon off floor areas where joists are missing or unsupportable and display warning signs for duration of works.
- 1.3 Clear out rubbish from internal spaces so that all areas are open to inspection and free from nesting places. Prepare an inventory of all surviving historic features. All loose historic materials shall be retained and stored within a secure area within the building.

2 DEMOLITION

- 2.1 Temporary propping of retained sections
- 2.2 Cutting back and making safe existing services
- 2.3 Demolition of North East section including removal of original floor and foundations
- 2.4 Salvage and storing of original oak 'A' frames
- 2.5 Removal of internal fractured wall
- 2.6 Stripping out of all original services
- 2.7 Stripping out of all joinery including bar fittings
- 2.8 Stripping out of all kitchen fittings and also sanitary ware within toilets and bathroom.
- 2.9 Removal of all ceilings and wall plaster

3 REBUILD

- 3.1 Construction of new North East section of building including the provision of new floor and roof together with replacement of all internal walls.
- 3.2 Salvage, dress and reinstate original fire damaged A frames.
- 3.3 Replace, with new oak, rafters, braces, plates and joists, all in sections to match original.
- 3.4 Section of wattle and daub infill to vaulted ceiling at first floor level to be reinstated.
- 3.5 Also includes for replacement chimney stack and stitching in of all new work to original elements.
- 3.6 Replacement of damaged floor joists and floor boarding
- 3.7 Replacement of doors, windows and joinery including staircase, lining, architraves and skirting
- 3.8 Repairs to retained roofs and rainwater goods
- 3.9 Replacement of roof insulation