

Greestone House – Emergency Gas Works

Good afternoon Joseph,

Thank you for the images, they help clarify the situation. If you could read through the below and respond as specified we can get the project moving:

As discussed on site, there is provision within the listed building consent process to allow for emergency works via a written notice. This is where works have to be carried out to a listed building as a matter of urgency for example as in this case, to forestall imminent collapse. Such works will still require listed building consent just as in any other case and wherever possible, listed building consent should be obtained, or at least applied for in advance. However, in this case, it is acknowledged that this is not practicable and therefore we expect the listed building consent to be applied for as soon as possible to retain the works that have been carried out and agree a way forward. Written notice, therefore, must be given to us as the local Planning as soon as reasonable practicable – this notice must justify in detail why the works are being or were carried out, and in particular:

- 1) *That they were urgently necessary in the interests of health and safety or for the preservation of the building*

The works are emergency and as such urgent, the mains gas pipe to the property has been cut through. This has resulted in Cadent (Gas) on site to turn off the gas to the property. Due to the age of the property and the age of the gas mains pipe and gas metre the materials are no longer in use and following government policy have to be replaced with a plastic pipe.

- 2) *That the same result could not have been achieved by repair work or temporary supports*

There are no other options. The pipe will be flush to the wall and painted black to match all existing downpipes

- 3) *That the works were limited to minimum measures immediately necessary.*

The works have been carried out with minimal impact on the property all existing materials excavated will be replaced