

Catherine Bicknell

From: Catherine Bicknell
Sent: 30 August 2019 14:46
To: Tim Sargeant
Cc: Matthew Lang
Subject: Re-ordering of Restoration works at St Osyth Priory

Dear Tim

Re-ordering of Restoration works at St Osyth Priory

I write in response to your letter proposing re-sequencing of the Restoration Scheme as provided for in the S106 agreement of 14th March 2018.

Thank you for arranging access to the Priory to inspect works undertaken and the condition of areas yet to be restored as well as providing photographs of elements of the roof repairs following our visit. This assisted in the consideration of your proposals that have subsequently been the subject of email exchanges between us.

I can confirm that the re-ordering agreed through this process is acceptable to the Council, subject to the proviso, as discussed on site, that the Gatehouse will be kept weather-proof until such time as it is repaired in accordance with the schedule of works, at the expense of the Owners and not using funds from enabling development. The re-ordering agreed is set out in the table below.

Phase	St.Osyth Priory S.106 Restoration Works (18 November 2016) Appeal AA (Westfield 5) and Appeal BB (park 2) (Less HLF)	Prior to Completion of the Xth dwelling (Trigger Point)
	Payment into the Escrow Account for BPT to be in two tranches namely £800,000 on completion of floor slab of the four units within the park that the family are occupying with the balance (£400,000 - PAID) to be paid prior to the commencement of development of West Field 5 or at such earlier date or dates as the Owner may at its sole discretion determine.	
A	Darcy House West Wing (including Abbots Lodging). (West Wing Roof 2.1.2.1a to 2.1.2.1b, West Wing South Wall 2.1.2.2a to 2.1.2.2i, Abbots Lodgings South Wall 2.1.2.3a to 2.1.2.3l, West Wing West Wall 2.1.2.4a to 2.1.2.4b, West Wing North Wall 2.1.2.5a to 2.1.2.5g, Abbots Lodgings North Wall 2.1.2.6a to 2.1.2.6d, Interior West Wing & Abbots Lodgings 2.1.2.7a to 2.1.2.7b).	25
B	Darcy House West internal fitout/improvement works (excluding Abbots Lodging).(Items 1A to 6D proportioned on a square footage basis based), AND Gatehouse Central Roof 4.1.2.1a to 4.1.2.1j, AND Erect Scaffold to Central Gatehouse.	41
C	Gatehouse Central North Wall 4.1.2.4a to 4.1.2.4o, AND Gatehouse South Wall 4.1.2.2a to 4.1.2.2z.	52
D	Gatehouse Central Archway 4.1.2.6a to 4.1.2.6h, Interior 4.1.2.7 to 4.1.2.7g and Interior 4.2.2.4, AND Gatehouse – completion of ALL improvement/new works to central, west and east ranges. (Items 1A to 6D) less those directly related to the Wellwick consent.	65

Kind regards
Cath.

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Speaking with the Planning Service about building work or development? Have you spoken with our Building Control Service too? Our team can help you meet Government-set Building Regulations for the safe design and construction of buildings (including energy efficiency and access requirements). Email them on bcinspections@tendringdc.gov.uk or telephone 01255 686111, or look at our website via the following link [Building Control](#) for more information.