

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990

LISTED BUILDING ENFORCEMENT NOTICE

ISSUED BY: **NORTH EAST LINCOLNSHIRE COUNCIL**

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to the Council that works have been carried out to the listed building described in paragraph 2 of this notice in contravention of section 7 of the above Act. The Council considers that it is expedient to issue this notice, having regard to the effect of the works on the character of the building as being of special architectural or historic interest. The annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND AFFECTED**

44 Alexandra Road, Cleethorpes, North East Lincolnshire ("the land")

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

1. The removal of timber guttering, fascia board and eaves brackets and replacement with plastic guttering and plain timber fascia at the front of the property.
2. The boarding up of the glass over light above the first floor door at the front of the property

4. **REASONS FOR ISSUING THIS NOTICE**

The plastic guttering and unsympathetic plain timber fascia as well as the boarding of the glass over light, by reason of the design and materials used, are out of character with, and detrimental to, the appearance of this grade II listed building. The Council does not believe that Listed Building Consent should be granted for these alterations because they adversely affect the appearance and character of the Listed Building. Conditions could not overcome these objections.

5. WHAT YOU ARE REQUIRED TO DO

1. Remove plastic gutter
2. Replace timber fascia board to match exactly the depth, width, height and profile of the adjacent fascia board to the eaves of No.45 Alexandra Road
3. Replace timber eaves cornice gutter to match exactly the detail on No.45 Alexandra Road (as per Photograph no.1 – below). Note: in the interests of longevity a lining is advised using either lead or bitumen)
4. Repair and re-fix the 2 existing eaves brackets (2 no. retained on site) to original location (one each side of window A marked on Photograph No. 1 appended to this Notice).
5. Refix to the right of the window (as indicated as Window B marked on photograph no. 1 appended to this notice) 1 no. matching eaves bracket, to match exactly in all respects the 2 existing currently on the building.
6. Paint the timber eaves cornice gutter following completion of works in black gloss paint.
7. Remove painted board from over light to Window C marked on Photograph No.1 appended to this Notice.
8. Reinstate plain glass over light to Window C marked on Photograph No. 1 appended to this Notice.

6. TIME FOR COMPLIANCE

1 month after this notice takes effect. (17 June 2013)

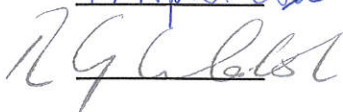
7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 17 May 2013 unless an appeal is made against it beforehand.

Dated:

17 April 2013

Signed:



R. Walsh
Strategic Director Governance and Transformation
North East Lincolnshire Borough Council
Municipal Offices
Town Hall Square
Grimsby
DN31 1HU

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of this notice. The Planning Inspectorate information sheet, which is included with this Notice, will give you the information needed to enable you to submit your Appeal. Please read it carefully.

Please note, you MUST make sure that the Planning Inspectorate receives your appeal before the effective date on the Enforcement Notice.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of this notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

44 Alexandra Road Cleethorpes

Photograph No. 1 – Timber eaves cornice and brackets immediately prior to removal.



Note – The list description dated 22/12/1988 for 42 – 45B Alexandra Road Cleethorpes states that No's 44 and 45B have original moulded wooden eaves brackets flanking window lintels.



The Planning Inspectorate

CST Room 3/13
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0303-444 5000

Fax No 0117-372 8782

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- by getting enforcement appeal forms by phoning us on 0303 444 5000 or by emailing us at enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.