

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**(AS AMENDED BY THE PLANNING AND COMPENSATION**  
**ACT 1991)**

**ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT**

**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 there has been a breach of planning control, under section 171A(1)(a) of the above act, at the land described below. The Council considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. **THE LAND AFFECTED**

Land at 17 Sea View Street, Cleethorpes, North East Lincolnshire shown edged red on the attached plan ('the land') and sited within the Central Seafront, Cleethorpes Conservation Area.

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

Without planning permission the installation of uPVC windows to the front elevation of the property ('the windows').

4. **REASONS FOR ISSUING THIS NOTICE**

It appears that the breach of the above planning control has occurred within the last four years.

The uPVC windows by reason of the design and materials used, are out of character with, and detrimental to, the appearance of the building and the wider Central Seafront, Cleethorpes Conservation Area and is thus contrary to saved Policy GEN1 of the North East Lincolnshire Local Plan 2003.. The Council does not believe that Planning Consent should be granted for these alterations because they adversely affect the appearance and character of the building and the Conservation Area. Conditions could not overcome these objections.

5. **WHAT YOU ARE REQUIRED TO DO**

Carry out the works outlined below (to be read in conjunction with the photograph attached as Appendix 1):

**Window 1:** Remove PVCu Window and reinstate timber single glazed top opening sash window with shaped horns set in reveal exactly as per window 1 shown on the photograph above. The bottom rail of the

top hung sash shall be no larger on its external face than 35mm. The glazing bar shall be traditionally constructed as part of the window frame and be no more than 35mm in depth from front to back or wider than 22mm in section at its widest and the glazing nib shall be no more than 6mm on the external face with a return for putty to each side. All glazing shall be set in from the front of the window using putty (*please note: applied and interstitial glazing bars and external glazing beads are not acceptable details*). The new window will be painted white once installed.

**Window 2:** Remove PVCu Window and reinstate timber single glazed top opening sash window with shaped horns set in reveal exactly as per window 2 shown on the photograph above. The bottom rail of the top hung sash shall be no larger on its external face than 35mm. The glazing bar shall be traditionally constructed as part of the window frame and be no more than 35mm in depth from front to back or wider than 22mm in section at its widest and the glazing nib shall be no more than 6mm on the external face with a return for putty to each side. All glazing shall be set in from the front of the window using putty (*please note: applied and interstitial glazing bars and external glazing beads are not acceptable details*). The new window will be painted white once installed.

**Window 3 (Bay Window):** Remove PVCu window inserts and new timber bay surround and cladding to the base of bay window. Reinstall a traditionally detailed timber bay window to match exactly in all respects window 3 in the photograph above to include:

- A stop chamfer detail to the top of each window opening, traditional architrave and moulding to the top of each pilaster and a traditional moulding on top of a projecting base to the bottom of each pilaster (all as shown on the photograph above).
- 2 no. timber, single glazed vertical sliding sashes to each side of the bay window without glazing bars, the top hung sash to have shaped horns and meeting rail no larger on its face as seen externally of 30mm;
- 2 no. timber, single glazed vertical sliding sashes to the front, with a central glazing bar division to each. The top hung sash to have shaped horns and meeting rail no larger on its face as seen externally of 30mm. The glazing bar shall be traditionally constructed as part of the window frame and be no more than 35mm in depth from front to back or wider than 22mm in section at its widest and the glazing nib shall be no more than 6mm on the external face with a return for putty to each side.
- All glazing shall be set in from the front of the window using putty. (*please note: applied and interstitial glazing bars and external glazing beads are not acceptable details*).
- Sashes with traditional weight mechanisms are required. (*please note: Spring balance mechanisms are not acceptable*).
- Reinstall a plain timber base to the bay window with a traditional moulded frame detail to the front and sides of the base (as per photograph above). (*please note: applied and interstitial glazing bars are not acceptable details*). The new window will be painted white once installed.

6. TIME FOR COMPLIANCE

45 days after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on ~~4th Nov 2013~~ 4<sup>th</sup> Oct 2013 unless an appeal is made against it beforehand.

Dated: 4<sup>th</sup> Oct 2013

Signed:



Jake Newby  
for and on behalf of the Strategic Director Environment  
Economy and Housing  
North East Lincolnshire Borough Council  
The Knoll,  
Knoll Street,  
Cleethorpes, DN35 8LN

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.







