

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 30 Alexandra Road, 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, doors and a lean to conservatory at the property ('the windows, doors and lean to conservatory').

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, doors and lean to conservatory 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 photographs attached as Appendix 1):

Window 1 (photograph A) – Remove PVCu double glazed window and replace with single glazed timber window with fixed lower light and top hung storm-proof hinged opening light. Storm-proof top hung upper lights to have a frame of no more than 50mm across visible face. Frame to be set in reveal by at least 75mm. Outer frame to be no more than 45mm from brickwork reveal to recess for glazing.

Window 2 (photograph A) – Remove PVCu double glazed window and replace with single glazed timber window with fixed lower light and top hung storm-proof hinged opening light. Storm-proof top hung upper lights to have a frame of no more than 50mm across visible face. Frame to be set in reveal by at least 75mm. Outer frame to be no more than 45mm from brickwork reveal to recess for glazing.

Window 4 (photograph A) – Remove PVCu double glazed window and replace with single glazed timber window with fixed lower light and top hung storm-proof hinged opening light. Storm-proof top hung upper lights to have a frame of no more than 50mm across visible face. Frame to be set in reveal by at least 75mm. Outer frame to be no more than 45mm from brickwork reveal to recess for glazing.

Bay Window and Door (photographs A and B) – Remove plastic frame, lights and door in entirety and replace with a timber framework containing two fixed lights (one each side of the door) to form a frame of not more than 50mm to face elevation, two fixed large lower lights to each canted side of the bay window, one large fixed light above the French Door and two top hung storm-proof lights to each side of the canted bay. Storm-proof top hung upper lights to have a frame of no more than 50mm across visible face. A timber door is to be reinstated with a plain flush lower panels set within a frame of no more than 90mm as an external face measurement between the frame and the recess for glazing. All glazing to be single glazed. All details to be as per photograph B

Side Elevation (facing Albert Road) – Lean to mono pitch conservatory. (Photograph C) - Remove the PVCu lean to porch. Replace with a timber lean to in the same size and proportions with a half glazed door of timber, having two panes of fielded timber at the bottom and two panes of glass to the top of the door. All profiles to the framework of the lean to is to be of 50mm squared timber including any recess made for glazing.

Note: Listed Buildings and Buildings in conservation areas are exempt from Part L Building Regulations and double glazing is not a requirement. All windows are to be replaced with single glazing as per the windows that were replaced after November 2011 when an pre-enquiry was made to the planning authority about change of material from timber to PVCu

6. TIME FOR COMPLIANCE

45 days after this notice takes effect.

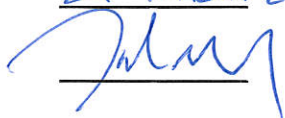
7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on ~~24th APRIL 2014~~ ^{24th MARCH 2014} unless an appeal is made against it beforehand.

Dated:

24th MARCH 2014

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.

Appendix 1

Photograph A



Photograph B



Photograph C





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