

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

**ENFORCEMENT NOTICE – MATERIAL CHANGE OF USE**

**ISSUED BY:**      **NORTH EAST LINCOLNSHIRE COUNCIL**

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to it that there has been a breach of planning control, under section 171A(1)(a) of the above act, at the land described below. It 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 8-12 Wellowgate, Grimsby, North East Lincolnshire shown edged red on the attached plan ("the land")

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

Without planning permission, the use of the first floor to the rear of the land as a House in Multiple Occupation.

4. **REASONS FOR ISSUING THIS NOTICE**

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

The use of the land as a House in Multiple Occupation, due to inadequate size of rooms, poor layout of the first floor to the rear of the land and inadequate amenity space provides for substandard accommodation contrary to saved Policy H13 of the North East Lincolnshire Local Plan 2003.

The Council do not consider that planning permission should be given because planning conditions could not overcome these objections.

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

Remove the accommodation sited on the first floor to the rear of the development and cease the use as a House in Multiple Occupation.

6. TIME FOR COMPLIANCE

3 months after this notice takes effect.

(7TH February 2013)

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 7/11/12 unless an appeal is made against it beforehand.

Dated:

10TH OCTOBER 2012

Signed:

R. Walsh

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**

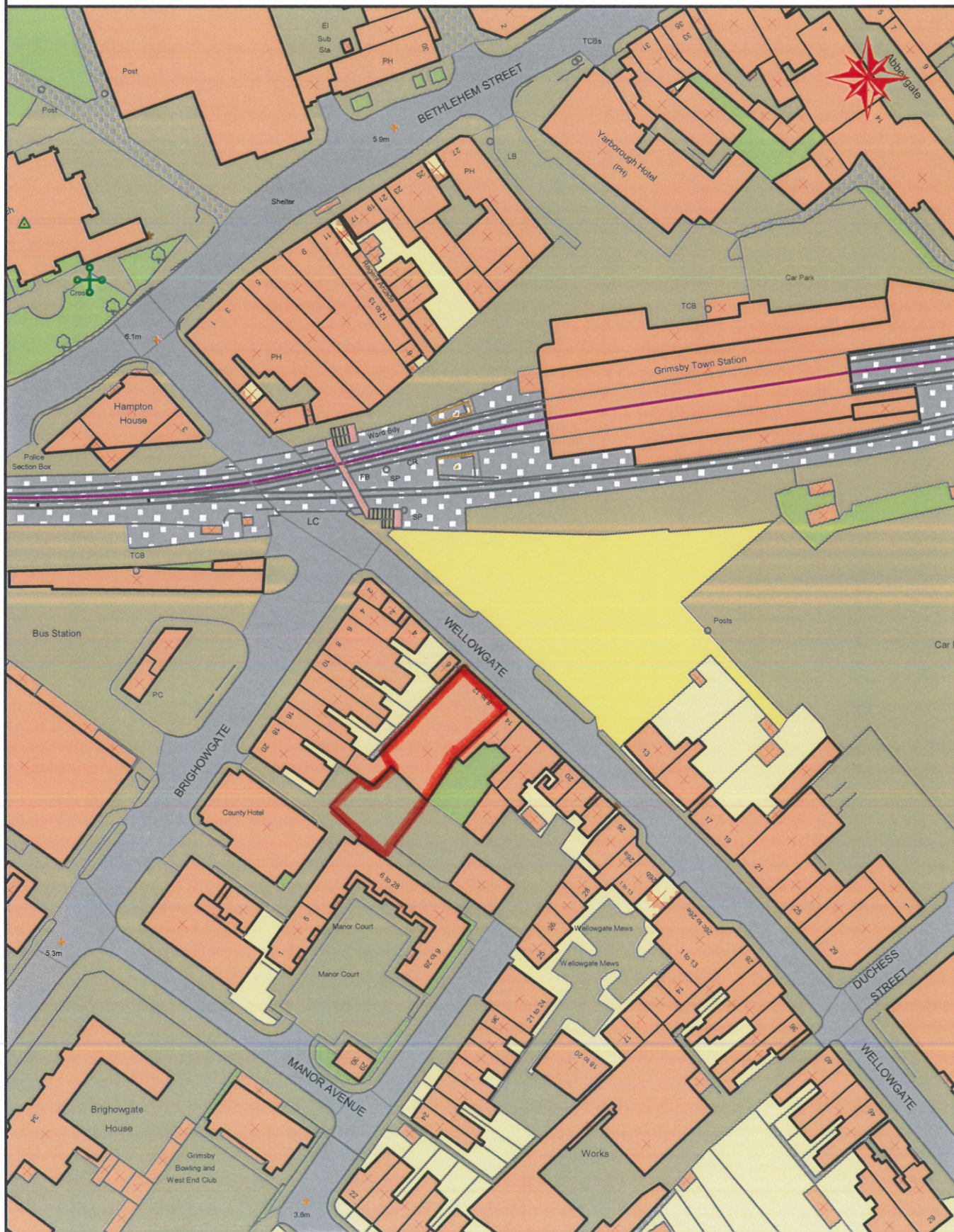
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of this notice. The enclosed information sheet sets out your rights. Read it carefully.

### **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.



# Location Map



## Details

Plotting in MapInfo made easier

Drawn by

walkek2

Scale

1:1250

Date

22/10/2012

File Pathname / Project / Drawing No.

Rev  
No.

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