

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

Planning (Listed Building and Conservation Areas) Act 1990, Section 38

ENFORCEMENT NOTICE – Listed Building

ISSUED BY: NORTH EAST LINCOLNSHIRE COUNCIL

1. The Council is the local planning authority for the purposes of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") in relation to the following building: The Old Coach House, Bethlehem Street, Grimsby, North East Lincolnshire, DN31 1JN ("the Building") shown for identification purposes only red on the attached plan.

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.

The Building is included within a list of buildings of special architectural or historic interest compiled or approved under section 1 of the Act.

2. THE LAND AFFECTED

The Old Coach House, 1 Bethlehem Street, Grimsby, North East Lincolnshire, DN31 1JN

3. BREACHES OF LISTED BUILDING CONTROL

The alteration of the listed building, without listed building consent by executing works to the building. It appears to the Council that the Works have been executed to the Building and are such as to constitute a contravention of section 9(1) of the Act.

4. REASONS FOR ISSUING THIS NOTICE

The Council considers that it is expedient to issue this Notice having regard to the effect of the Works on the character of the grade II listed building as one of special architectural or historic interest.

It is contrary to the Local Development Plan Policies: BH5, BH8, and National Planning Policy Statement 5.

5. WHAT YOU ARE REQUIRED TO DO

Bar area

1. Breach:

Remove modern natural edged timber facings to existing bar area (marked 1. on the accompanying plan)

To do:

Timber facings are to be removed in entirety and replaced with a wide bead moulded tongue and groove timber planks (150mm in width) laid vertically with a painted finish in a dark brown colour (to match existing painted (stained glass) timber screens in colour).

2. Breach:

Re-used radiators to the rear bar area (marked 2. on the accompanying plan)

To do:

Re-used radiators are to be removed and re-fitted in their original location in the Function Room.

3. Breach:

Wall cladding in snug area.

To do:

New wall cladding to snug area to be removed in entirety with holes for fixings made good (marked 3. on the accompanying plan).

4. Breach:

Additional fixed bar area and worktop (marked 4. on the accompanying plan)

To do:

Worktop reinstated to same height as existing bar counter which is to be clad with a wide bead moulded tongue and groove timber planks (150mm in width) laid vertically with a painted finish in a dark brown colour (to match existing painted (stained glass) timber screens in colour).

First Floor Store Room

5. Breach:

New MDF wall cladding to wall (where 3 no shelves above were originally sited) marked 5. on the accompanying plans

To do:

New MDF wall cladding is to be removed in entirety and the lime plaster walls are to be made good where damaged using lime plaster.

10. Breach:

External steel covers to windows on function room and outbuildings.

To do:

All external steel covers to windows on function room and outbuildings are to be removed.

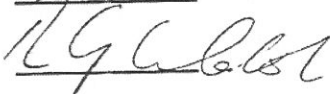
6. TIME FOR COMPLIANCE

90 days (3 months) after this Notice takes effect. (28TH OCTOBER 2011)

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on ^{28TH JULY} 2011... unless an appeal is made against it beforehand.

Dated: 28TH JUNE 2011

Signed: 

R. Walsh
Executive Director of Business Services
North East Lincolnshire Borough Council
Municipal Offices
Town Hall Square
Grimsby
DN31 1HU

6. Breach:

Original Georgian timber shelving has been cut out of the wall consisting of 3 no. wide plank shelves and architectural moulding (marked 5. on the accompanying plan)

To do:

Timber shelving to be reinstated authentically using the original mouldings and shelves. Reinstatement will therefore consist of:

1. One 'L' shaped shelf fitted across the top of the window architrave along the full length of the window wall and also along the full length of the wall (adjacent the staircase) supported on lengths of original moulding.
2. Two shelves fitted across the wall (adjacent the staircase) fitted end to end and supported on original mouldings.
3. All shelves to be reinstated are to be fixed into the visible existing openings in the plaster
4. Any missing pieces are to be made to match exactly the original (which is exactly the same profile as the original window architrave) and shall be pieced in to match. This repair shall be left unpainted for a full inspection following the completion of this work to ensure that original materials have been utilised.

First Floor Function Room

7. Breach:

Four cast iron radiators of traditional style (historic features to this room) have been removed from wall.

To do:

All original radiators are to be re-fitted in their original location. (marked 6. on the accompanying plan). This also relates to item 2.

Front Entrance Porch

8. Breach:

New timber cladding to all walls, mouldings to ceiling and doors (marked 7. on the accompanying plan)

To do:

New timber cladding to all walls, mouldings to ceiling and doors is to be removed in entirety with holes for fixings made good.

Exterior:

9. Breach:

Pigeon net had been loosely fixed over the whole of the rear yard area with fixings into the listed building.

To do:

This is to be removed in entirety including all fixings (marked 8 on the accompanying plan).

ANNEX

YOUR RIGHT OF APPEAL

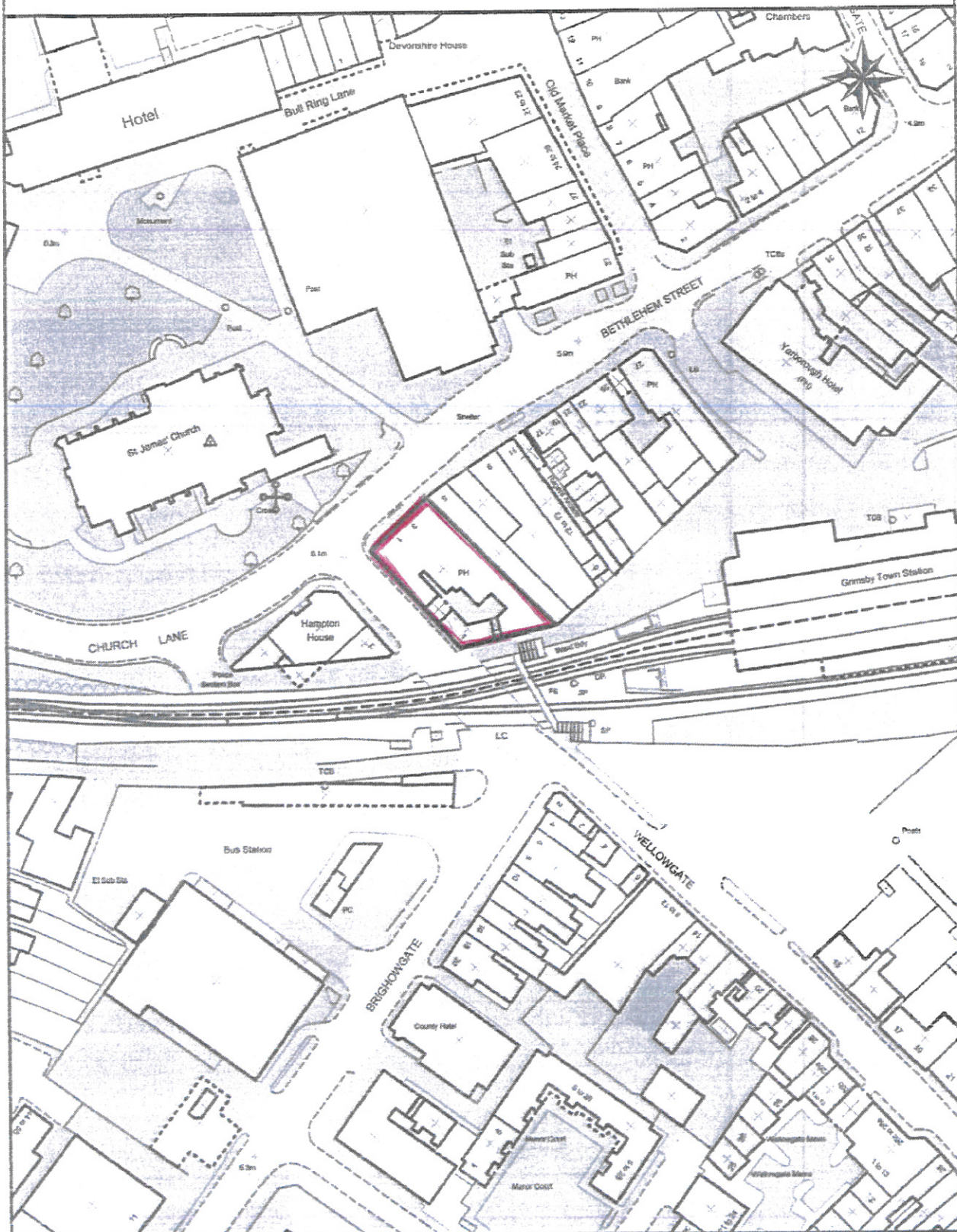
You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of this notice. The Planning Inspectorate information sheet, which is included with this Notice, will give you the information needed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

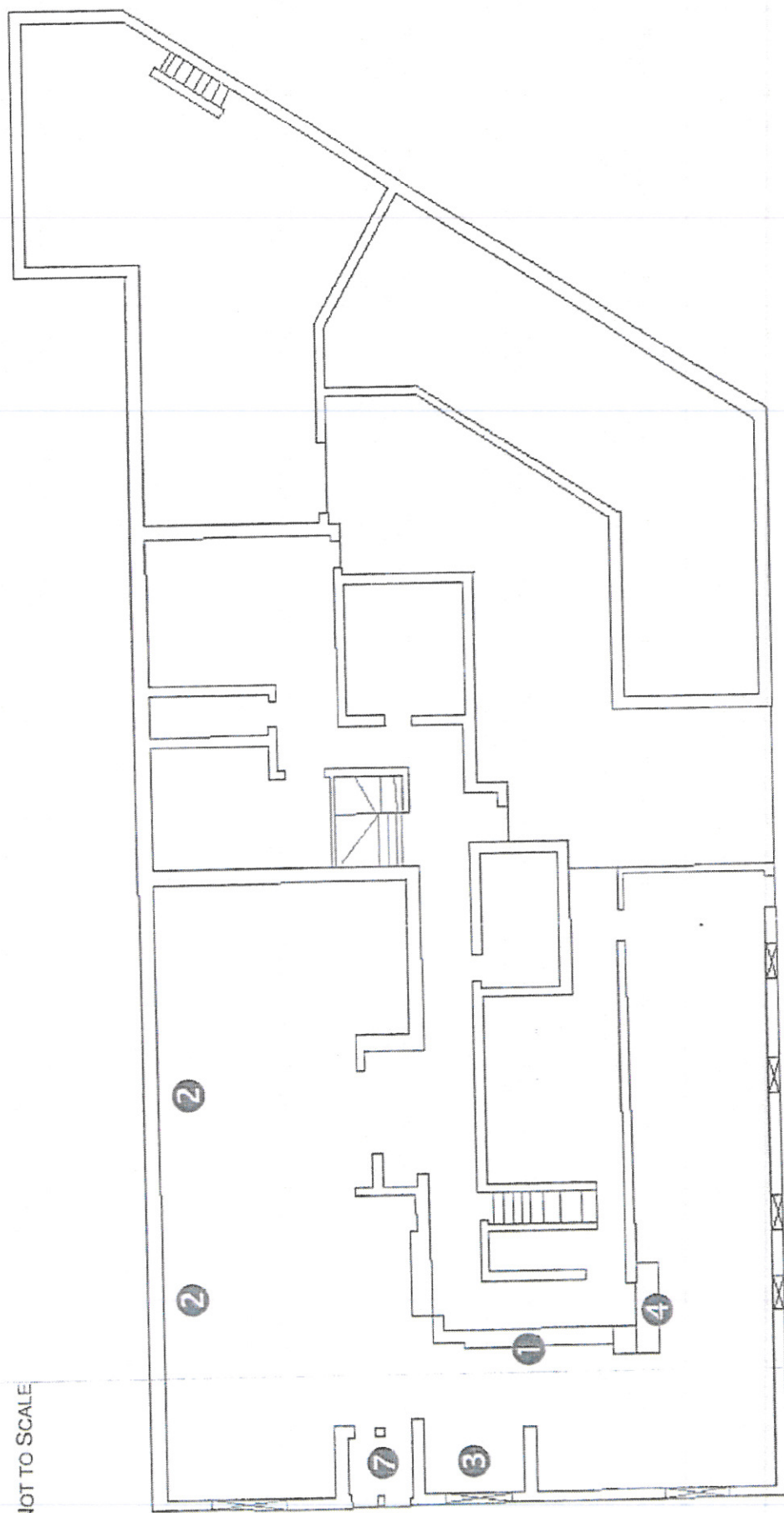
Old Coach House, 1 Bethlehem Street, Grimsby, North East Lincolnshire



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OLD COACH HOUSE, BETHLEHEM STREET, GRIMSBY. GROUND FLOOR

NOT TO SCALE



OLD COACH HOUSE, BETHLEHEM STREET, GRIMSBY. FIRST FLOOR

NOT TO SCALE

