

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990**

LISTED BUILDING ENFORCEMENT NOTICE

To: The Company Secretary, MJF Pension Trustees Limited, 8 St Stephen Street, Salford, M3 6AY

ISSUED BY: **NORTH EAST LINCOLNSHIRE COUNCIL**

1. THIS IS A FORMAL NOTICE which is issued by the Council under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") 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 9 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 BUILDING AFFECTED**

26 Flour Square, Grimsby, North East Lincolnshire, DN31 3LW ("the land").

3. **THE MATTERS WHICH ARE ALLEGED TO CONTRAVENE SECTION 9 OF THE ACT**

Without listed building consent:

- 3.1 The removal of all 13 timber windows, and insertion of 13 UPVC double glazed window units.

4. **REASONS FOR ISSUING THIS NOTICE**

- 4.1 The loss of the original windows negatively affects the character and 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 character and significance of the Listed Building, contrary to saved policy BH5 of the North East Lincolnshire Local Plan 2003, and Policy 38 of the submitted North East Lincolnshire Local Plan 2016. Conditions could not overcome these objections.

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

- 5.1 Remove all 13 UPVC double glazed windows (see Photo 1-3) the existing UPVC windows are to be removed carefully by hand to avoid damage to the original architrave and disposed of off-site.

- 5.2 Install 13 new timber sash windows, as converted to top openers illustrated by photo 4. These should be fitted from the inside, tight to the opening – reusing the original box frame where existing.

The new sash windows should be 2 over 2 vertical sliding sash of equal proportions to fit the openings with lambs tongue glazing bars no more than 16mm wide. The meeting bar and frame should be no more than 35mm wide. The sashes should have decorative horns to match photo 4.

- 5.3 As per photo 4 the bottom sash of each window shall be fixed shut using stainless steel screws not adhesive. The top sash should be hinged with stainless steel hinges spaced equally along the top horizontal member/transom, to open outwards.
- 5.4 Joints to the frame and the sashes shall be Mortise and Tenon with locking dowel detail. The windows shall be single glazed without vents. All new glazing shall be 6mm thick and fixed using pins and putty externally.
- 5.5 The exterior of the windows are to be finished in full gloss paint – colour (white or off white) to match existing decoration, taking care to seal putty in doing so. Internal finish to be painted (not stained) to suit interior décor (own choice). All window linings/architrave/shutters where original are to be retained and made good with matching details in timber. Where these have been removed, timber architrave should be made to match existing internal door architrave.

6. TIME FOR COMPLIANCE

6 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

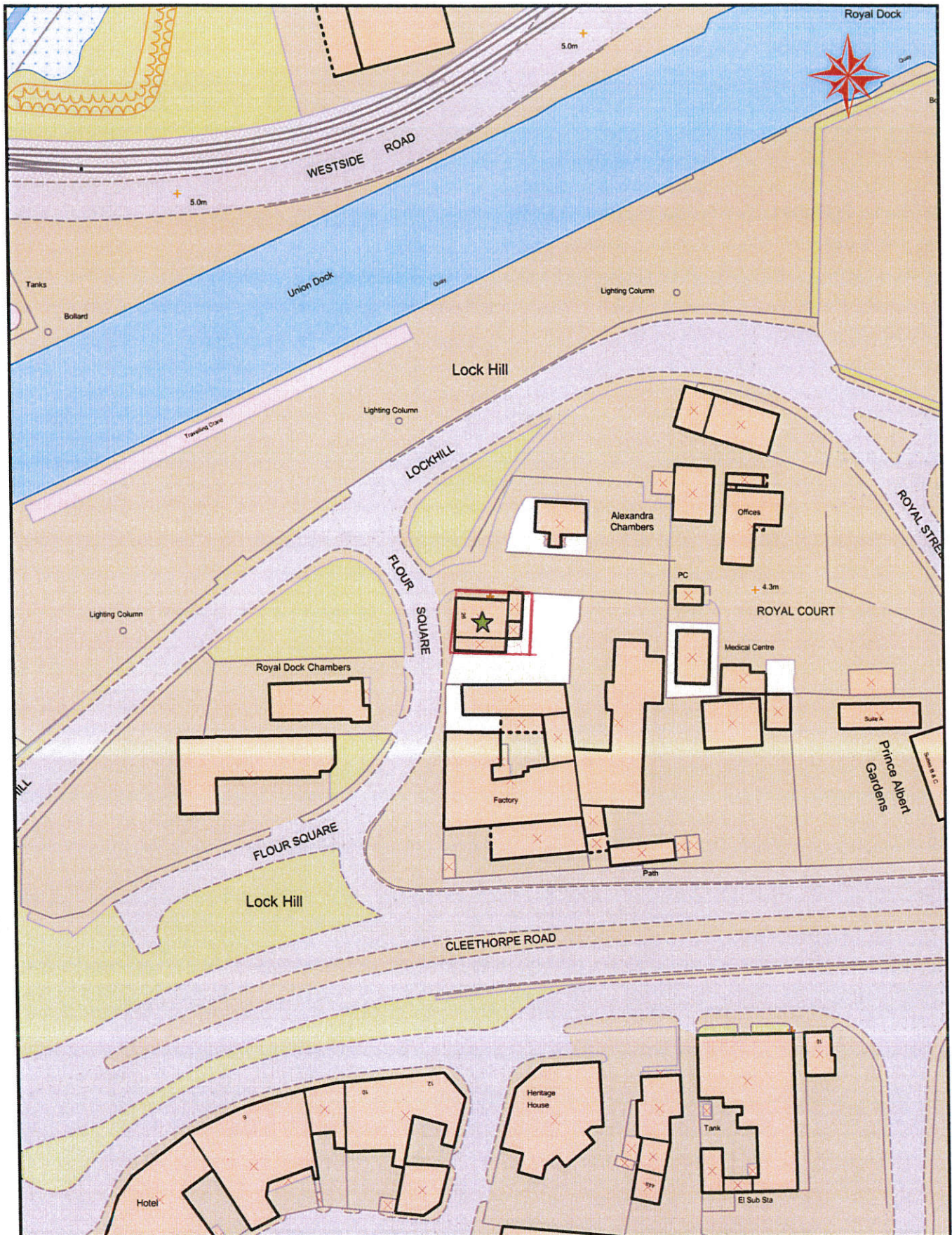
This notice takes effect on 17th May 2018 unless an appeal is made against it beforehand.

Dated: 16th April 2018

Signed: 

Angela Blake
Director Of Economy & Growth
North East Lincolnshire Borough Council
Municipal Offices
Town Hall Square
Grimsby
DN31 1HU

26 Flour Square



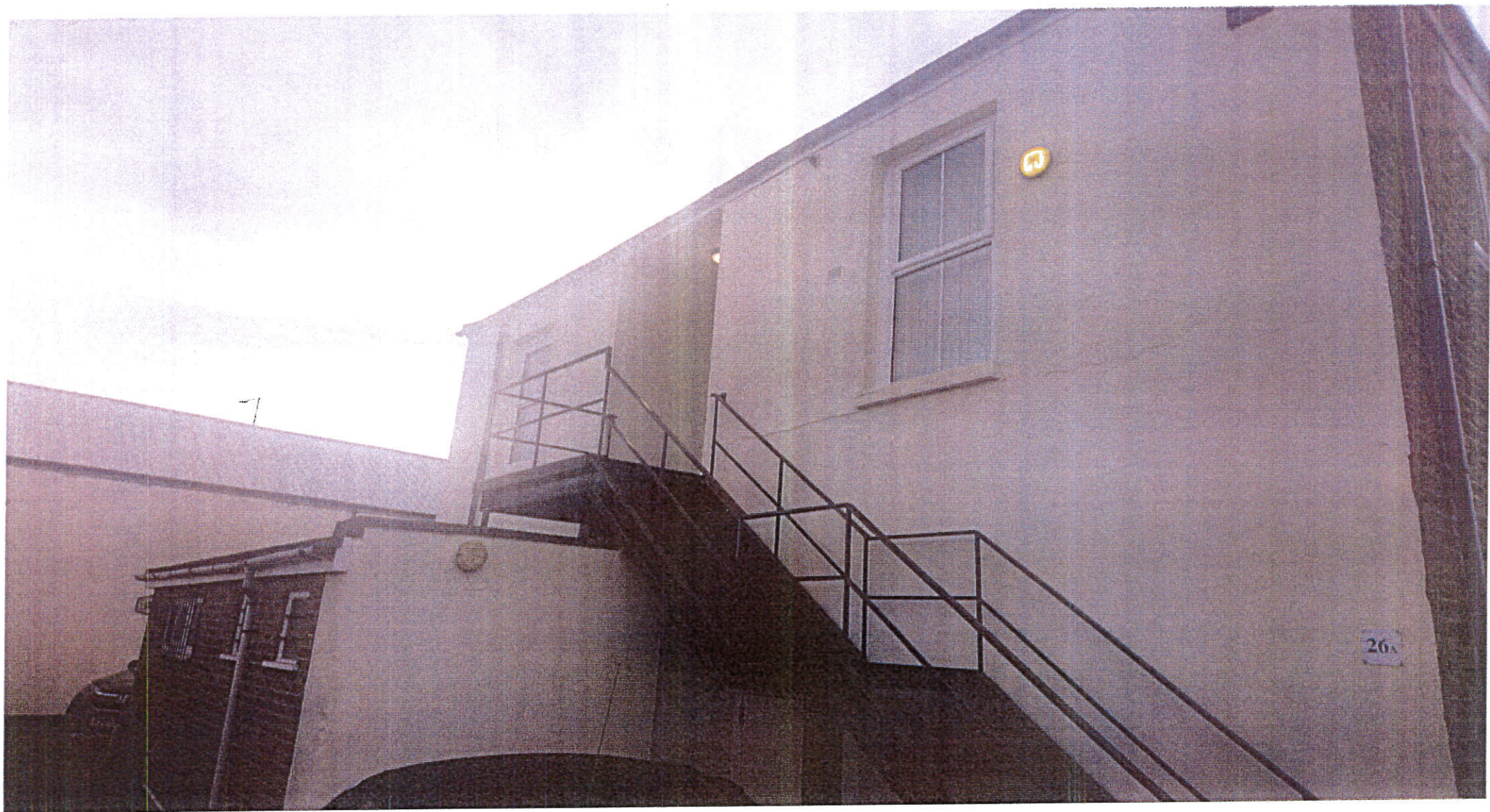
Details Plotting in MapInfo made easier			Rev No.		This product includes mapping data licensed from Ordnance Survey with the permission of the Controller of HMSO. © Crown copyright 2015. All rights reserved. Licence number 100020759	
Drawn by Halles	Scale 1:1250	Date 25/01/2018			North East Lincolnshire Council Civic Offices Knoll Street Cleethorpes, DN35 8LN	www.nelincs.gov.uk
File Pathname / Project / Drawing No.						



Photo 1



Photo 2



Plot 3



Photo 4



The Planning Inspectorate

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

Direct Line

0303-444 5000

THIS IS IMPORTANT

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

- on-line at the Appeals Casework Portal (<https://acp.planninginspectorate.gov.uk/>); or
- by getting Listed Building 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 Listed Building enforcement notice.

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

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

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