

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990

(as amended by the Planning and Compensation Act 1991)

LISTED BUILDING ENFORCEMENT NOTICE – UNAUTHORISED WORKS

Issued to:

Issued by: East Staffordshire Borough Council, P.O. Box 8045, Burton upon Trent, Staffordshire DE14 9JG

1. **This is a formal notice** which is issued by the Council, because it appears to it that works have been or are being executed to the listed building referred to in paragraph 2 below those works are such as to involve a contravention of section 9(1) or (2) of the above Act. It considers that it is expedient to issue this notice, having regard to the effect of the said works on the character of the said building as one of special architectural or historic interest. The Annex at the end of this notice contains important additional information.

2. **The building to which this notice relates**

The building known as **Park Hall Farm, Parkhall Lane, Church Leigh, Staffordshire, ST10 4NP** shown edged in red on the attached plan ("the Land") which is included within a list of buildings of special architectural or historic interest compiled or approved under section 1 of the said Act.

3. **The matters which appear to constitute the breach of listed building control**

Installation of 24 UPVC windows and a UPVC patio door without listed building consent.

4. **What you are required to do**

The Council requires you to take the steps specified below for the purposes of restoring the building to its former state / alleviating the effect of the works carried out without listed building consent / bringing the building to the state in which it would have been if the terms and conditions of any listed building consent which has been granted for the works had been complied with:

- (1) Remove 24 windows and 1 patio door constructed of UPVC
- (2) Install 24 replacement timber windows and 1 timber patio door. For the avoidance of doubt this must be in accordance with the joinery details on drawings numbered 1795-3, 1795-4, 1795-5 approved under Listed Building Consent P/2010/00109/JI dated 24th March 2010.
- (3) All replacement timber windows and the patio door shall be set back from the face of the wall by a minimum of 50mm
- (4) All replacement timber windows shall be traditionally constructed with side-hung opening casements fitted flush with the frame and
- (5) All replacement timber windows shall have a traditional cill detail. Integral timber cills will not be acceptable.

5. **Time for compliance**

12 months beginning with the day on which this notice takes effect.

6. **When this notice takes effect**

This notice takes effect on 17th July 2013 unless an appeal is made against it beforehand.

Dated: 12th June 2013

Signed:

Head of Legal and Democratic Services
(the Council's authorised officer)

on behalf of: East Staffordshire Borough Council, P.O. Box 8045, Burton upon Trent, Staffordshire
DE14 9JG

Annex

YOUR RIGHT OF APPEAL

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

- On-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- By getting enforcement appeal forms by phoning the Planning Inspectorate on 0117 372 6372 or by emailing them at enquiries@pins.gsi.gov.uk

You must make sure that they receive your appeal before the effective date on the enforcement notice.

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

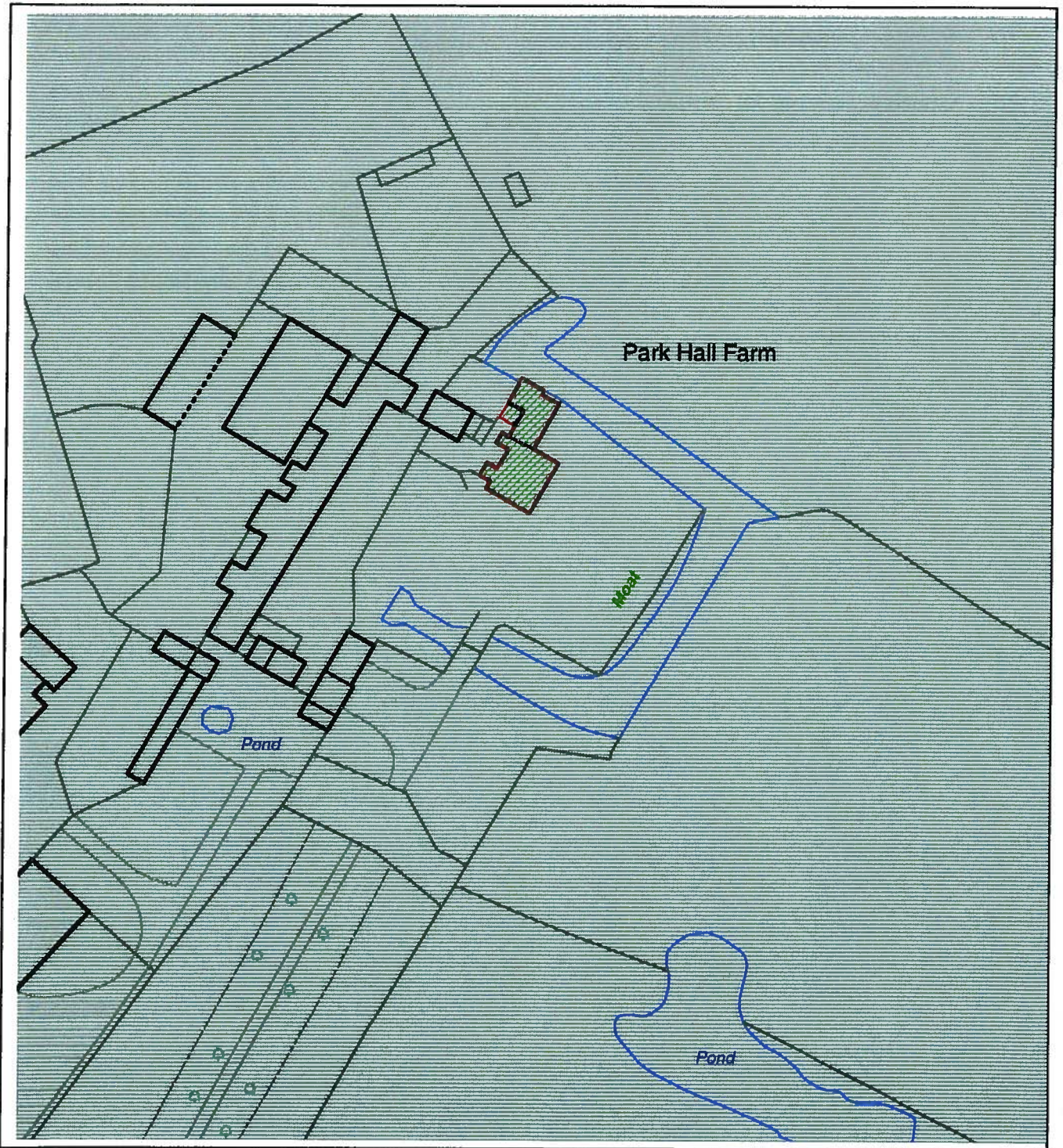
- The name of the local planning authority
- The site address
- Your address
- The effective date of the enforcement notice

The Planning Inspectorate must receive this before the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.

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 6 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 paragraph 5 of this notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council

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