



2236

EX 34011

**IMPORTANT**

**THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**ENFORCEMENT NOTICE**

**MATERIAL CHANGE OF USE**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)  
("the Act")**

**ISSUED BY: North Devon District Council ("the 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 Act, at the land described below. The Council consider expedient to issue this notice, having regard to the provisions of the development plan and to other material considerations.

2. **THE LAND AFFECTED** (shown edged red on the plan attached)

Reubendale House, High Street, Combe Martin, Devon

(“the Premises”)

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without planning permission, the unauthorised change of use of the premises from a single dwelling to 3 self-contained flats (hereinafter called the “unauthorised development”)

4. **REASONS FOR ISSUING THIS NOTICE**

The Council consider it expedient to issue this notice for the following reasons:

The Council considers that the unauthorised development has taken place within the last 4 years.

The unauthorised development is contrary to policy DH12 of the North Devon Local Plan in that the unauthorised development does not provide sufficient parking and amenity facilities.

In the opinion of the Council, planning conditions would not overcome the above reasons for issuing this notice.

**5. WHEN YOU ARE REQUIRED TO ACT**

The Council require that the steps specified in paragraph 6 be undertaken within the period of Six (6) months from the date when this notices takes effect.


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

1. Cease the use of the premises as 3 self-contained flats
2. Remove all bathroom facilities except the toilet and sink from the ground floor flat in the premises
3. Remove all bathroom facilities from the second floor flat in the premises
4. Remove all kitchen facilities from the first and second floor flats in the premises
5. Re-instate the use of the premises as a single dwelling house
6. Clear up and remove from the premises all debris and rubbish resulting from taking the above mentioned steps

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 10 June 2002 unless an appeal is made against it beforehand.

Dated : .....24 April 2002.....

Signed : ..........

Solicitor ✓

on behalf of: North Devon District Council,  
Civic Centre,  
Barnstaple, Devon,  
EX31 1EA.

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\* specific date, not less than 28 clear days after date of service

## **GUIDANCE NOTES FOR YOUR INFORMATION**

### **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 effective date. The enclosed booklet "Enforcement Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.**

### **WHAT HAPPENS IF YOU DO NOT APPEAL**

**If you do not appeal against this Enforcement Notice, it will take effect on the effective date 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.**





## Planning Enforcement

The Breach of Planning Control Which Has Occurred  
 Unauthorised Conversion of Shop to Form Flat,

Site Location:

**Ruebendale House, High Street, Combe Martin**



M.J. Easton Dip.T.P.I. M.R.T.P.I.,  
 Principal Planning Officer

SCALE: 1:1250      DATE 29th July 1999

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