

**IMPORTANT**

**THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**ENFORCEMENT NOTICE**

**OPERATIONAL DEVELOPMENT**

**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 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 it 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)

Numbers 11 and 12 High Street Ilfracombe EX34 9DF

(“the land”)

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

The removal of traditional wooden vertical sash windows and their replacement with UPVC windows, which due to their design, composition and method of opening produce an adverse appearance to the designated Conservation area of Ilfracombe.

4.     **REASONS FOR ISSUING THIS NOTICE**

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

The installations at 11-12 High Street, Ilfracombe of UPVC windows with their associated materials, design and style of opening is considered to detrimentally affect the character and the appearance of the designated Ilfracombe Conservation Area.

The Proposal is therefore contrary to the duty set out in sec 72(1) of the Town and Country Planning (Listed Buildings & Conservation Areas) Act 1990 and the Policies C07 of the Devon County Structure Plan, DB1 of the adopted North Devon Local Plan and ENV16 of the Deposit Version of the North Devon Local Plan (2001).

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

The Council requires that the steps specified in paragraph 6 be undertaken within the period of 3 months from the date when this notice takes effect.

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

1. You are required to submit sectional drawings of the proposed 6 pane over 6 pane wood sash windows for approval by the Local Planning Authority.
2. You are required to remove the UPVC windows installed in the first floor flats known as 11-12 High Street Ilfracombe EX 34 9DF.
3. The windows are to be replaced with the approved wooden sash windows 6 pane over 6 pane.
4. Clean up any resulting debris

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 21<sup>st</sup> February 2005  
("the effective date")\* unless an appeal is made against it beforehand.

Dated : 10<sup>th</sup> January 2005

Signed : .....  
Solicitor, Legal Services Manager

on behalf of: North Devon District Council,  
Civic Centre,  
Barnstaple,  
North 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.**

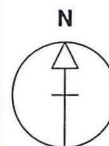
### **WHAT HAPPENS IF YOU DO NOT APPEAL**

**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.**



TITLE NUMBER  
**DN436169**

**DEVON : NORTH DEVON**

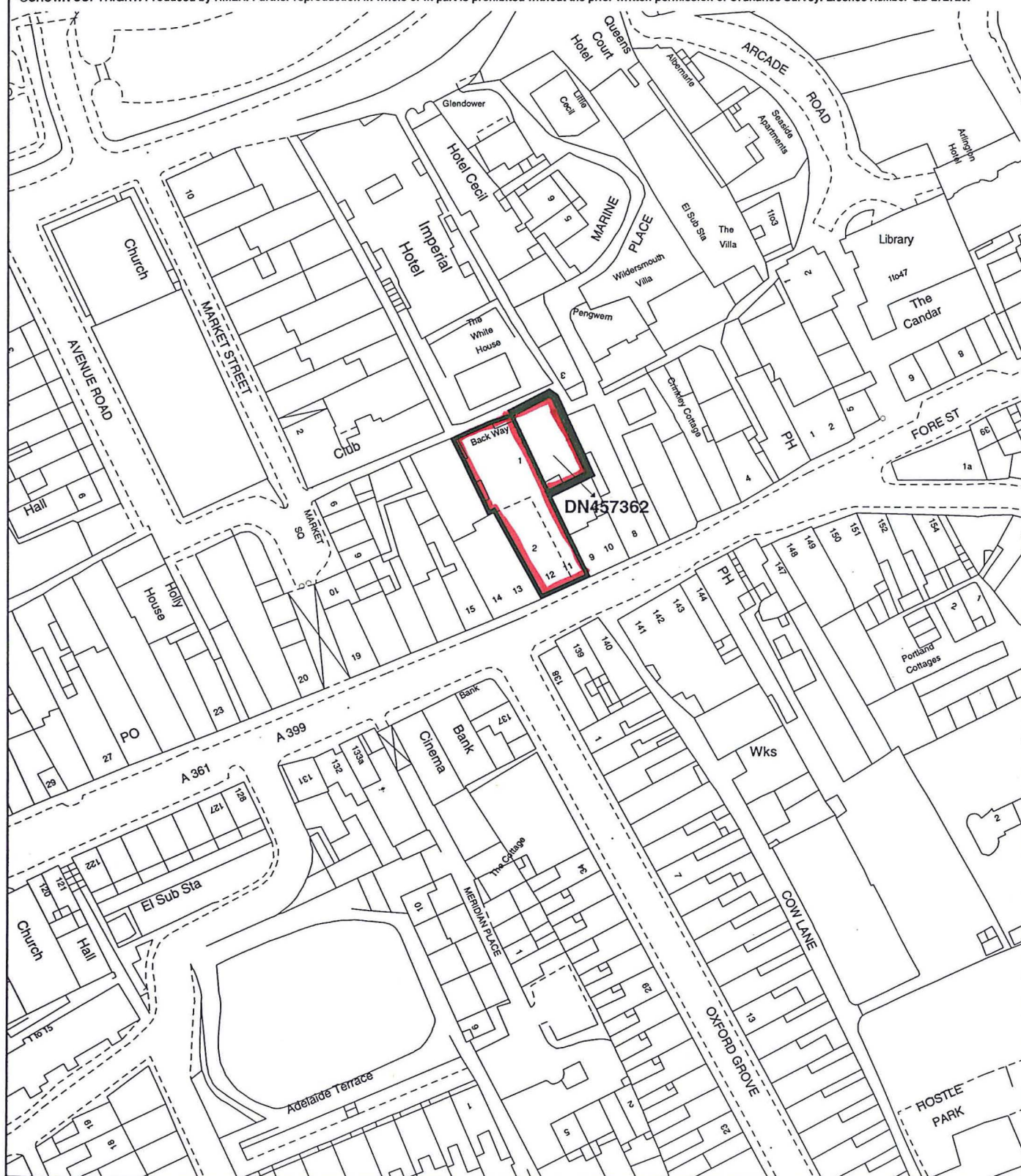


ORDNANCE SURVEY MAP REFERENCE:

SS5147NE

SCALE 1:1250

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on **10 May 2004 at 12:10:38**. It may be subject to distortions in scale.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 10 May 2004.

This title is dealt with by the **Plymouth District Land Registry**.

