



IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

**LISTED BUILDING
ENFORCEMENT NOTICE**

UNAUTHORISED WORKS

**101 Newport Road, Barnstaple,
North Devon EX32 9BA**

**[HM Land Registry Title Numbers DN488190
(Freehold) and DN488206 (Leasehold)]**

**PLANNING (LISTED BUILDINGS AND
CONSERVATION AREAS) ACT 1990
(AS AMENDED) ("THE ACT")**

ISSUED BY: North Devon District Council ("the Council") being the Local Planning Authority for the purposes of part 1 of the Act in which the listed building described in paragraph one overleaf is situate.

LEGAL FILE NO: LS/DH/13783
PLANNING FILE NO: PD/FS/ENF/10070

1. THE LAND/BUILDING AFFECTED shown edged red on the enclosed Location Plan.

101 Newport Road, Barnstaple, North Devon, EX32 9BA (HM Land Registry Title No's. DN488190 and DN400206) ("the building") being a listed building as defined in Section 1 of the Act.

2. THIS IS A FORMAL NOTICE which is issued by the Council in respect of the building because it appears to the Council that there has been a contravention of Section 9(1) of the Act with regard to work(s) that have been executed to the building. The Council consider it expedient to issue this notice, having regard to the effect of the works on the character of the building as one of special architectural or historic interest.

3. THE ALLEGED CONTRAVENTION

It appears to the Council that the following works, namely, the removal of the boundary wall and metal gate fronting the highway [See attached Photographs A and B] ("the works") have been executed to the building and the works involve a contravention of Section 9(1) of the Act in that they are works for the alteration of the building in a manner which would affect its character as a building of special architectural or historic interest and have not been authorised pursuant to Section 8 of the Act as no listed building consent has been granted in respect thereof.

4. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 5 below be undertaken in order to bring the building to the state in which it would have been if the works had not been executed within the period of 12 months from the date when this notice takes effect.

5. WHAT YOU ARE REQUIRED TO DO

- 5.1 Cease the use of the front garden for the parking of vehicles.
- 5.2 Reinstate the boundary wall and metal gate in accordance with the details shown in the attached Photograph A

6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 6 February 2017 ("the effective date")* unless an appeal is made against it beforehand.

Dated: 5 January 2017

Signed:

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Solicitor, Head of Corporate & Community

On behalf of: North Devon District Council, Lynton House, Commercial Road, Barnstaple, North Devon, EX31 1DG



Lynton House, Commercial Road,
Barnstaple, EX31 1EA

Location Plan ENF 10070: 101 Newport Road, Barnstaple, EX32 9BA

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Strategic Development &
Planning

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