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NDDDC

IMPORTANT

THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

BREACH OF CONDITION

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)(b) 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 coloured red on the plan attached)

Barn at Greendown Farm, Chittlehamton, Umberleigh, North Devon ("the barn")

("the land")

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

On 28th February 1995 retrospective planning permission, ref; 20074 ("the consent") was granted for the conversion of the barn to form a dwelling, subject to conditions. Condition no.2 required that the conversion be undertaken in accordance with approved plans ref; H87.94.03 received by the Council on 14th February 1995. The said approved plans show the barn as converted except for the existence of single dormer windows to the west and east elevations to the roof of the barn. Condition no.3 to the consent required that the alterations necessary to comply the approved plans be completed within six months of the date of the consent.

It appears to the Council that the above conditions have not been complied with because the dormer windows remain and the alterations have not been undertaken within the said time.

4. **REASONS FOR ISSUING THIS NOTICE**

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

It appears to the Council that the above breach of planning control has occurred in the last ten years.

The conditions were imposed to ensure that the conversion accords with the approved plans and to protect the appearance and character of the conversion within the rural area.

The council do not consider that there should be any relaxation of the conditions.

5. WHEN YOU ARE REQUIRED TO ACT

The Council require that the steps specified in paragraph 6 be undertaken within **SIX (6) MONTHS** from the date when this notices takes effect.

6. WHAT YOU ARE REQUIRED TO DO

Comply with the conditions by carrying out the alterations necessary to accord with the approved application plans namely;

1. remove the single dormer window from the west elevation to the roof of the barn,
2. remove the single dormer window from the east elevation to the roof of the barn,
3. replace the above mentioned windows with roof lights in accordance with the approved plans ref; H87.94.03 dated 14th February 1995.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **12th May 1997** ("the effective date")* unless an appeal is made against it beforehand.

Dated : [date of issue] 4th April 1997

Signed :

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

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



