



**Hinckley & Bosworth  
Borough Council**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY  
TOWN AND COUNTRY PLANNING ACT 1990  
(As amended by the Planning and Compensation Act 1991)  
ENFORCEMENT NOTICE**

**ISSUED BY HINCKLEY & BOSWORTH BOROUGH 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 above Act, at the land described below. It considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

**2. THE LAND AFFECTED**

The Land at 2A Queen Street, Barwell, Leicester, Leicestershire, LE9 8EA ("the Land") which is shown edged red on the plan annexed ("Location Plan").

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

Without planning permission the rendering to all external elevations to the property and the creation of openings; and new rooflights to the front and rear elevations of the property.

**4. REASONS FOR ISSUING THIS NOTICE**

a) In the opinion of the Local Planning Authority the unauthorised rendering to all external elevations to the property and the creation of openings; and new rooflights to the front and rear elevations of 2A Queen Street brings a unsympathetic and uncomplimentary finish that results in an unacceptable form of development that does not preserve nor enhance the special character and appearance of the application

property, the adjoining terrace or the surrounding area. The development is therefore contrary to Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document.

b) It is evident that the rendering to all external elevations to the property and the creation of openings; and new rooflights to the front and rear elevations of 2A Queen Street has occurred within the last 4 years and it is expedient for the Council as the Local Planning Authority to take enforcement action to remedy the breach of planning control.

**5. WHAT YOU ARE REQUIRED TO DO:-**

- a) Remove all rendering on all external elevations of the property.
- b) Remove all rooflights from the front and rear elevations as indicated on Plan A
- c) Remove all new openings as indicated on plan B
- d) Reinstate existing openings and windows as indicated on plan C

**6. TIME FOR COMPLIANCE:**

- a) Two (2) month after this notice takes effect.
- b) Three (3) months after this notice takes affect
- c) Three (3) months after this notice takes affect
- d) Four (4) months after this notice takes affect

**7. DATE WHEN THIS NOTICE TAKES EFFECT**

This notice will take effect on **1 January 2018** unless an appeal is made against it beforehand.

Dated:

Signed: .....

**Helen Knott - Principal Planning Officer**

on behalf of:-

Hinckley & Bosworth Borough Council  
Hinckley Hub  
Rugby Road  
Hinckley

Leicestershire

LE10 0FR

## ANNEX

### PERSONS SERVED

The following persons have been served with a copy of this Notice:

Pravin Patel	Any Owner
17 The Broadway	Land at 2A Queen Street
Oadby	Barwell
Leicester	Leicester
LE2 2HF	Leicestershire
	LE9 8EA
Nalini Patel	Any Occupier
17 The Broadway	Land at 2A Queen Street
Oadby	Barwell
Leicester	Leicester
LE2 2HF	Leicestershire
	LE9 8EA

### 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 date specified in paragraph 7 of the notice. The enclosed leaflet "HOW TO COMPLETE YOUR ENFORCEMENT APPEAL FORM" sets out your rights and how to lodge your appeal. If you wish to lodge an appeal you must contact the Planning Inspectorate in the first instance for the forms to be sent to you.

If you appeal and wish the appeal under ground (a) or the deemed planning application to be considered a fee of **£ 390.00** is payable. Fee must be paid to the Council (cheque made payable to Hinckley & Bosworth BC). The Planning Inspectorate will notify you of the date by when this fee must be paid.

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

# Location plan

Not Set



Scale: 1:1,250

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Organisation	Hinckley and Bosworth BC
Department	
Comments	Not Set
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