

01/622

**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: OLDHAM BOROUGH COUNCIL ("the Council")

1. THIS IS A FORMAL NOTICE which is issued by the Council because it appears to them that there has been a breach of planning control, under section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations.

2. THE LAND AFFECTED

The shop premises at 133 Chew Valley Road Greenfield Oldham shown edged red on the attached plan ("the land").

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the erection of solid externally mounted roller shutters to the frontage of the said premises

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The type and design of roller shutters as installed is detrimental to the appearance of the premises which occupies a prominent position in the Ladhill Lane Conservation Area. The roller shutters fail to preserve or enhance the Conservation Area and the unauthorised development is contrary to policy BE2.4 of the Council's Unitary Development Plan. A retrospective planning application seeking to authorise the erection of the roller shutters was refused by the Council's Saddleworth and Lees Area Committee for these reasons and notification of such refusal was given by the Council on the 19th July 2002.

5. WHAT YOU ARE REQUIRED TO DO

Remove the externally mounted roller shutters from the land.

Time for Compliance: 2 months after this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12th March 2003 unless an appeal is made against it beforehand.

Dated: 29th January 2003

Signed

.....  
ANGELA B HARWOOD  
SOLICITOR TO THE COUNCIL  
Council's authorised officer

on behalf of

OLDHAM BOROUGH COUNCIL  
CIVIC CENTRE  
WEST STREET  
OLDHAM OL1 1UL

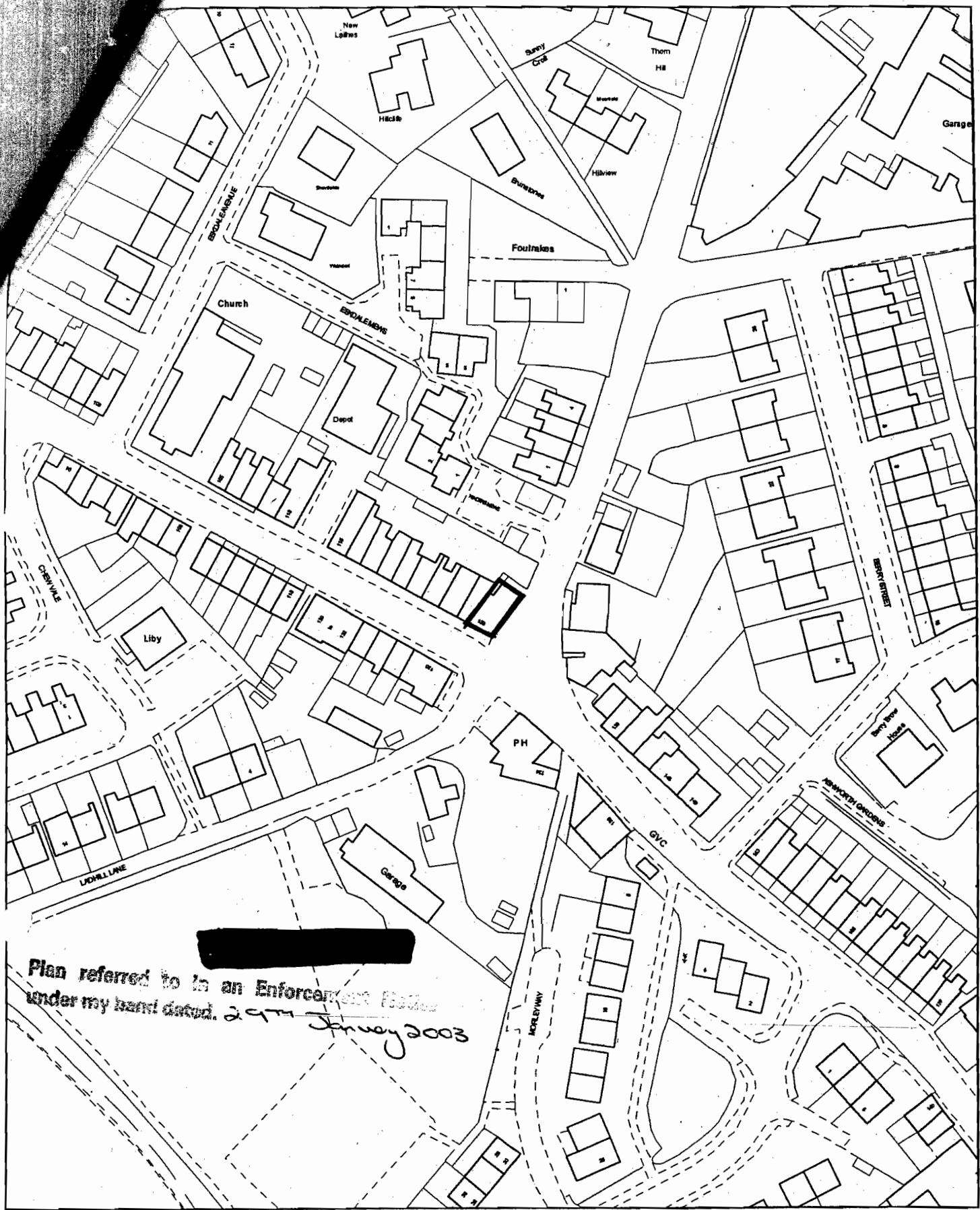
## YOUR RIGHT OF APPEAL

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 12th March 2003. 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, one is for you to keep as a duplicate for your own records, and one is to be forwarded to the Local Authority. 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 12th March 2003 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.

Doc Ref: othleg/3069/04gocvsb3m



**ENFORCEMENT NOTICE**

Unauthorised Erection of Roller Shutters

133 Chew Valley Road,  
Greenfield, Oldham



1:1250      SD9904SE      20/11/2002

**OLDHAM**   
Metropolitan Borough

**Environment & Transportation**

Acting Executive Director John Hurst  
Civic Centre PO Box 30 West Street Oldham OL1 1UQ