

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 Metropolitan Borough Council ("the Council")

1. THIS NOTICE 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. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at the Talim UI Islam Centre ("the Centre"), Suffolk Street, Werneth, OL9 7DH as shown edged red on the accompanying plan ("the Land")

3 THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Planning permission was granted on 7 July 2008 under planning application PA/054678/08 for alterations to the first floor/second floor extension and staircase (approved under PA/048246/04 and PA/50353/05) and new entrance porch at the Centre on the Land ("the Planning Permissions").

However the following works have been carried out on the Land without the benefit of planning permission:

1. Increase in roof height to the Centre above that authorised by the Planning Permissions
2. Alterations to the roof design of the Centre which are not authorised by the Planning Permissions
3. Alterations to the size and design of window openings on the front and rear elevations of the Centre which are not authorised by the Planning Permissions
4. Erection of front extension to conservatory at the Centre which is not authorised by the Planning Permissions

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 development by reason of scale, massing, siting and design in relation to the neighbouring residential properties causes an oppressive and overbearing form of development that is detrimental to the residential amenity. It also results in an incongruous form of development, visually discordant with unduly dominant features, detrimental to the appearance of the surrounding area. The development is therefore contrary to Policy 20 (Design) of the Council's Local Development Framework Core Strategy and Development Management Policies Development Plan Document, the Council's Urban Design Guide

5. WHAT YOU ARE REQUIRED TO DO

- I. Demolish the entire roof and supporting roof structures at the Centre as shown cross hatched on the attached plans Drawing No. A and Drawing No. B and remove all building material associated with the demolition from the Land and rebuild the roof at the Centre in accordance with the approved plans referenced as follows Drawing No. 718-14 dwrg 2 REV A attached to permission PA/054678/08.
- II. Reduce height of brickwork work at the Centre to approved eaves height of 11.3m on the primary rear elevation, 6.8m on the secondary rear elevation and 8.4m on the front elevation in order to comply with approved plans and specifications referenced as follows 718-14 dwrg 2 REV A attached to permission PA/054678/08.
- III. Reduce height of brickwork on the side elevations at the Centre in order to comply with approved plans and specifications referenced as follows 718-14 dwrg 2 REV A attached to permission PA/054678/08.
- IV. Remove the front element of the conservatory at the Centre indicated by hatching on the attached photograph number 01 and make good exposed elevation in matching materials.
- V. Remove the unauthorized windows from the front and rear elevations at the Centre and restore window openings and windows to the design approved under approved plan 718-14 dwrg 2 REV A attached to permission PA/054678/08.
- VI. Remove all the new brick courses on all elevations at the Centre down to the original brick course level and rebuild in a material that has been given prior approval in writing by the local planning authority.
- VII. Carry out development at the Centre in accordance with the approved plans and specifications received on 28 February 2008, 12 May 2008 and 6 June 2008, which are referenced as follows 718-14 dwrg 1 Rev A, 718-14 dwrg 2 REV A and 718-01 attached to permission PA/054678/08 unless otherwise agreed in writing by the Local Planning Authority.

6. TIME FOR COMPLIANCE

The actions specified in 5 above must be carried out within three months of this notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 11th December, unless an appeal is made against it beforehand.

Dated: 11th November 2011

Signed: 

**For Paul Entwistle
Borough Solicitor
Council's authorised Officer**

On behalf of: Oldham Metropolitan Borough Council
Civic Centre
West Street
Oldham
OL1 1UL

ANNEX

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.

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 specified in paragraph 6 of this notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

IMPORTANT ADDITIONAL INFORMATION

The fee for the deemed planning permission application is £670 half of which is payable to the Council and half to the Department for Communities and Local Government. There is no fee for the appeal itself.

A copy of this Enforcement Notice has been served on the following persons, all c/o 12 Dorset Street, Werneth, Oldham OL9 7BY: -

Fiaz Mohammed

Mohammed Wahid Khan

Taj Mahmood

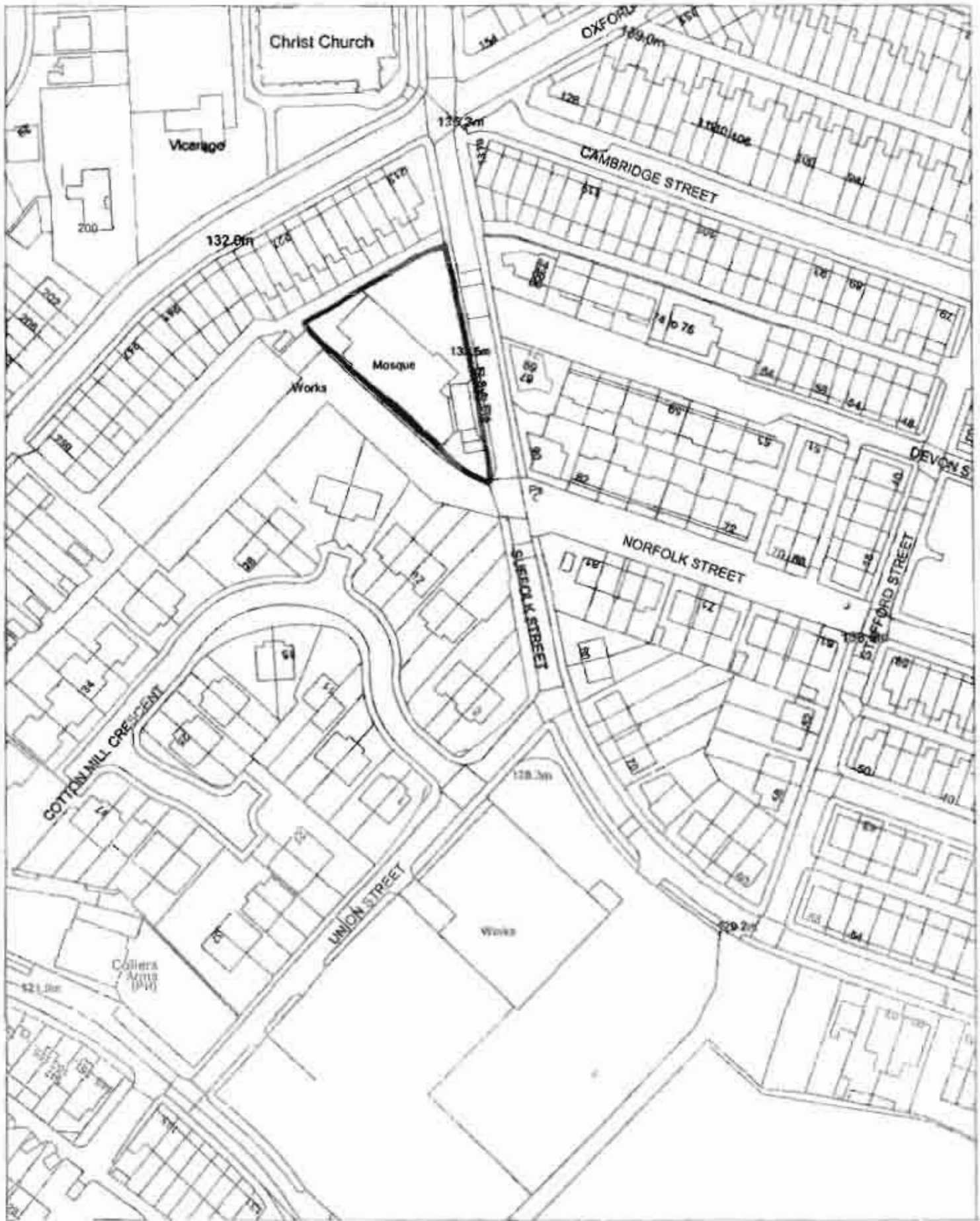
Ahmed Nawaz

Mohammed Zuber

Sufi Idris

Rashid Mehmood

Trustees of Talim Ul Islam Centre, Suffolk Street, Oldham OL9 7DH



Plan referred to in an Enforcement Notice under
 my hand dated: ...10/0/11...
 Signed: ...

0151 911 4105
 0151 911 3104
 planning@okham.gov.uk
 www.okham.gov.uk

Date: 22/08/11

Scale 1:1250



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1102 6-81

Photograph of

Photograph
 Plan referred to in an Enforcement Notice under
 my hand dated: ...!!/!!/!!.....
 Signed: ... [redacted]

Drawing A

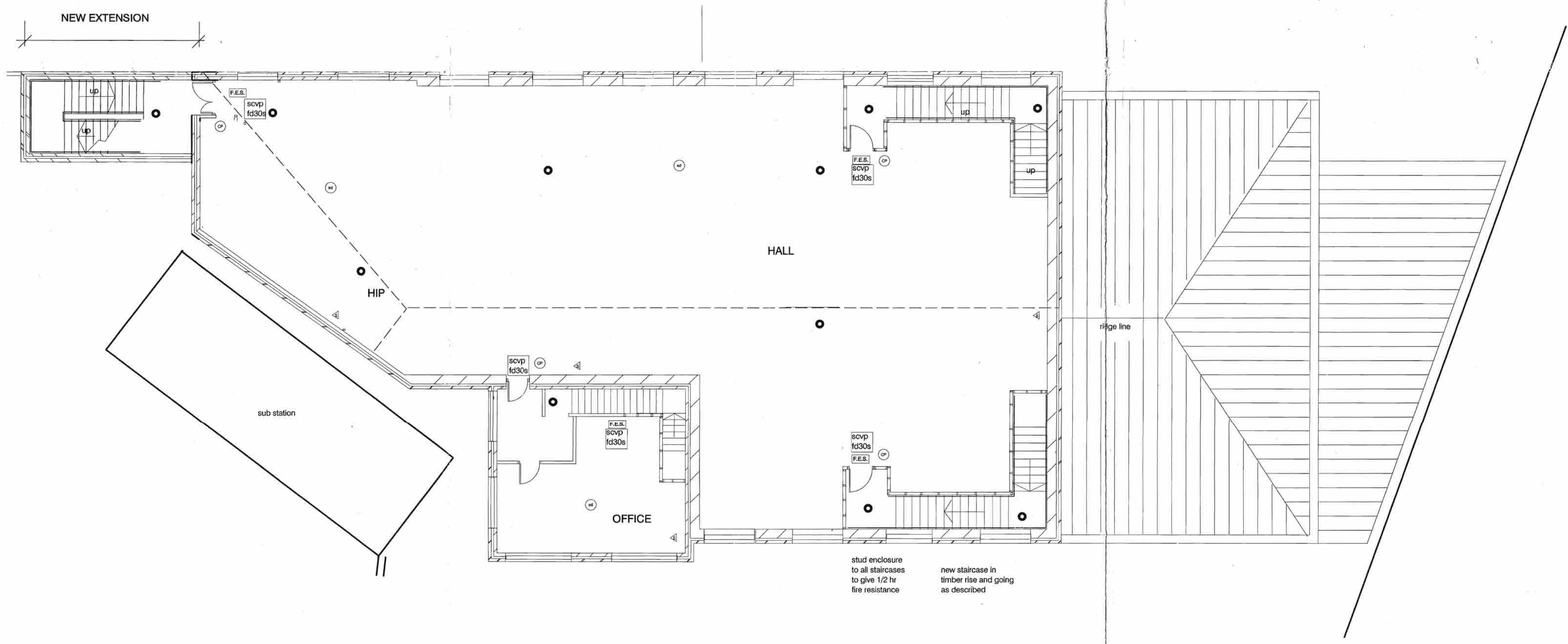
All dimensions to be verified on site and the architect informed of any discrepancy.

Revision _____ Date _____

F.E.S.	fire exit sign - illuminated
⊕	smoke detector
⊙	sounder
●	emergency lighting
scvp fd30s	self closing with vision panel FD 30 S fire alarm call point



FRONT ELEVATION



FIRST FLOOR INCLUDING ROOF PLAN

330539
- 9 JUN 2011
FILE COPY
AMENDED

Pilgrim Associates
UNIT 5, NILE MILL A
FIELDS NEW ROAD
CHADDERTON,
OLDHAM,
GREATER MANCHESTER
OL8 8NH
TEL & FAX: 0161 627 1536

CHARTERED ARCHITECTS AND BUILDING SURVEYORS

TALIM UL ISLAM CENTRE
SUFFOLK STREET
OLDHAM

DRAWN _____ DATE _____ SCALE _____
1:100 may 2011

PROPOSED EXTENSION TO FORM
STAIRCASE AND EXTENSION
TO ENTRANCE PORCH. REVISED
FENESTRATION AND ROOF STRUCTURE
AT
TALIM UL ISLAM CENTRE
SUFFOLK STREET
OLDHAM

Plan referred to in an Enforcement Notice under
my hand dated: 11/11/11
Signed: _____

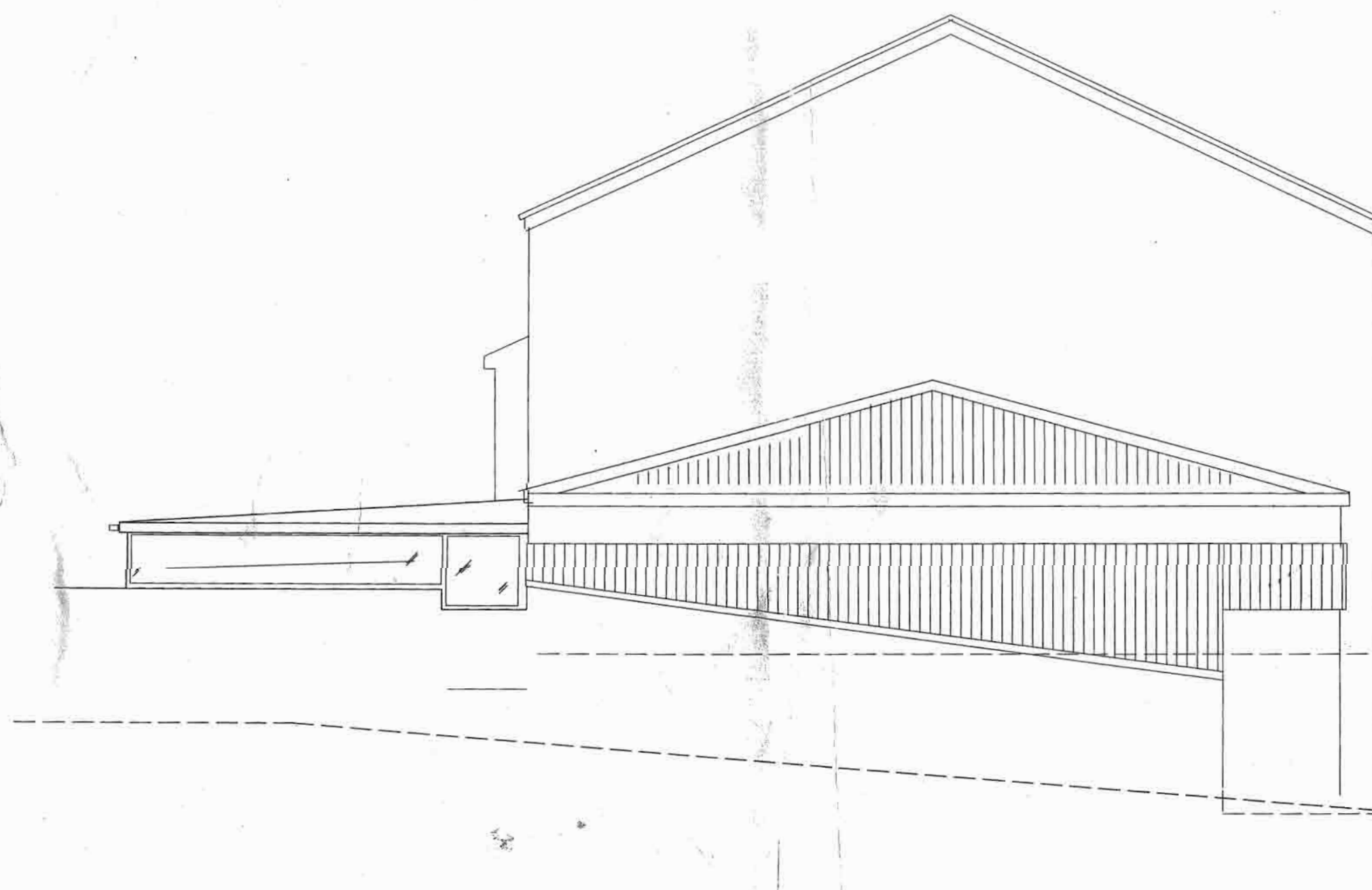
Proposed
Front Elevation

Drawing B

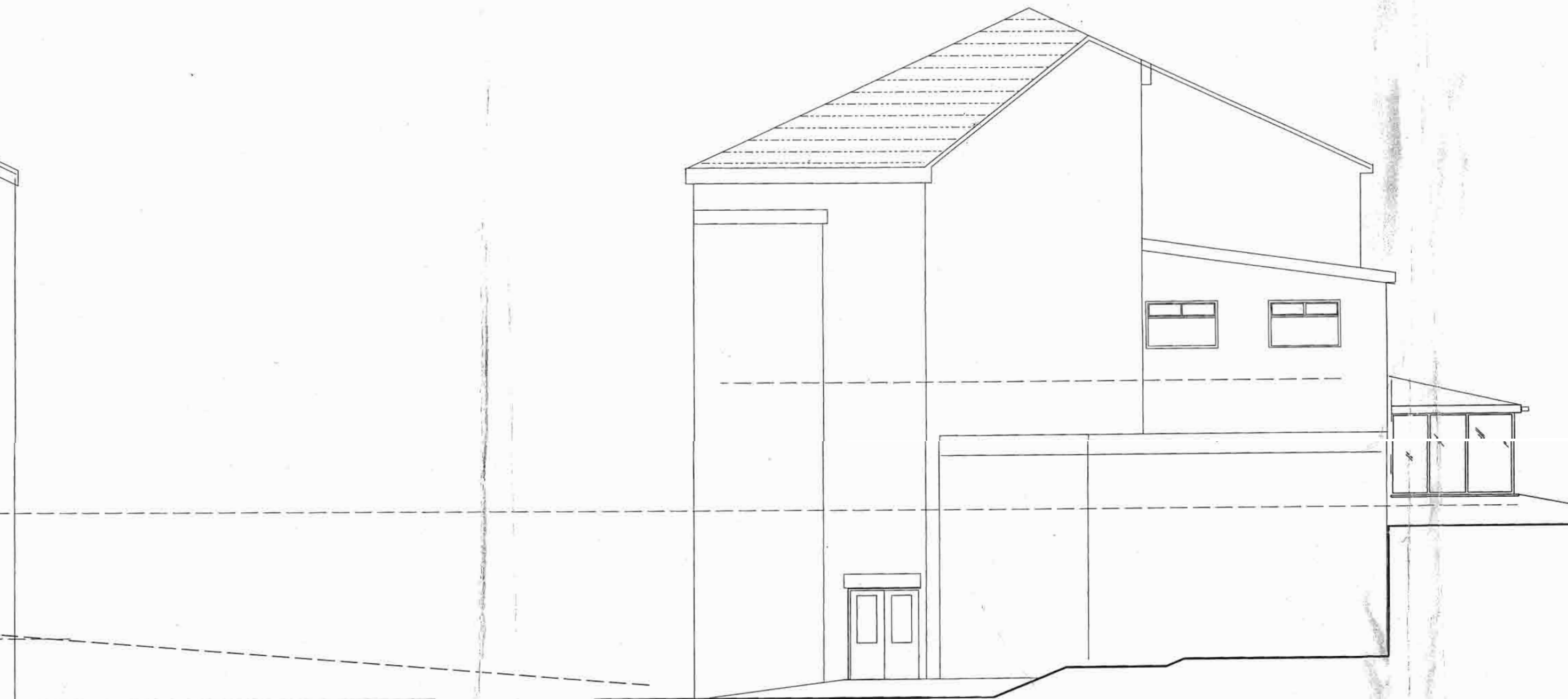
All dimensions to be verified on site and the architect informed of any discrepancy.
 Revision _____ Date _____



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Plan referred to in an Enforcement Notice under
 my hand dated: ...11/11/11.....
 Signed: [Redacted]

Pilgrim Associates
 UNIT 5, NILE MILL A,
 FIELDS NEW ROAD
 CHADDSERTON,
 OLDHAM,
 GREATER MANCHESTER
 OL9 8NH
 TEL & FAX: 0161 627 1536

CHARTERED ARCHITECTS AND BUILDING SURVEYORS

TALIM UL ISLAM CENTRE
 SUFFOLK STREET
 OLDHAM
 330539
 26 MAY 2011

DRAWN _____ DATE _____ SCALE _____
 1:100 may 2011

PROPOSED EXTENSION TO FORM
 STAIRCASE AND EXTENSION
 TO ENTRANCE PORCH
 REVISED FENESTRATION
 AND ROOF STRUCTURE
 AT
 TALIM UL ISLAM CENTRE
 SUFFOLK STREET
 OLDHAM

FILE COPY

Proposed rear elevation