

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 contains important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at 15 Radnor Street, Oldham, OL9 7RH as shown edged red on the accompanying plan ("the Land")

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

The erection of a front porch on the Land without the benefit of planning permission.

4. **REASONS FOR ISSUING THIS NOTICE**

1. The front porch by reason its size, siting, scale, massing, materials, appearance and design constitutes an incongruous and over dominant form of development which is detrimental to the character and appearance of the street scene as a whole. Consequently the front porch is contrary to Policy D1.11 (House Extensions) and Policy D1.1 (General Design Criteria) of the Oldham Metropolitan Borough Unitary Development Plan.

2. The breach of planning control has occurred within the last four years.

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

Permanently remove from the Land the front porch and all material resulting from its removal.

6. **TIME FOR COMPLIANCE**

The actions specified in 5 above must be carried out within 3 months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on **24th October 2011**, unless an appeal is made against it beforehand.

Dated: 19th September 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

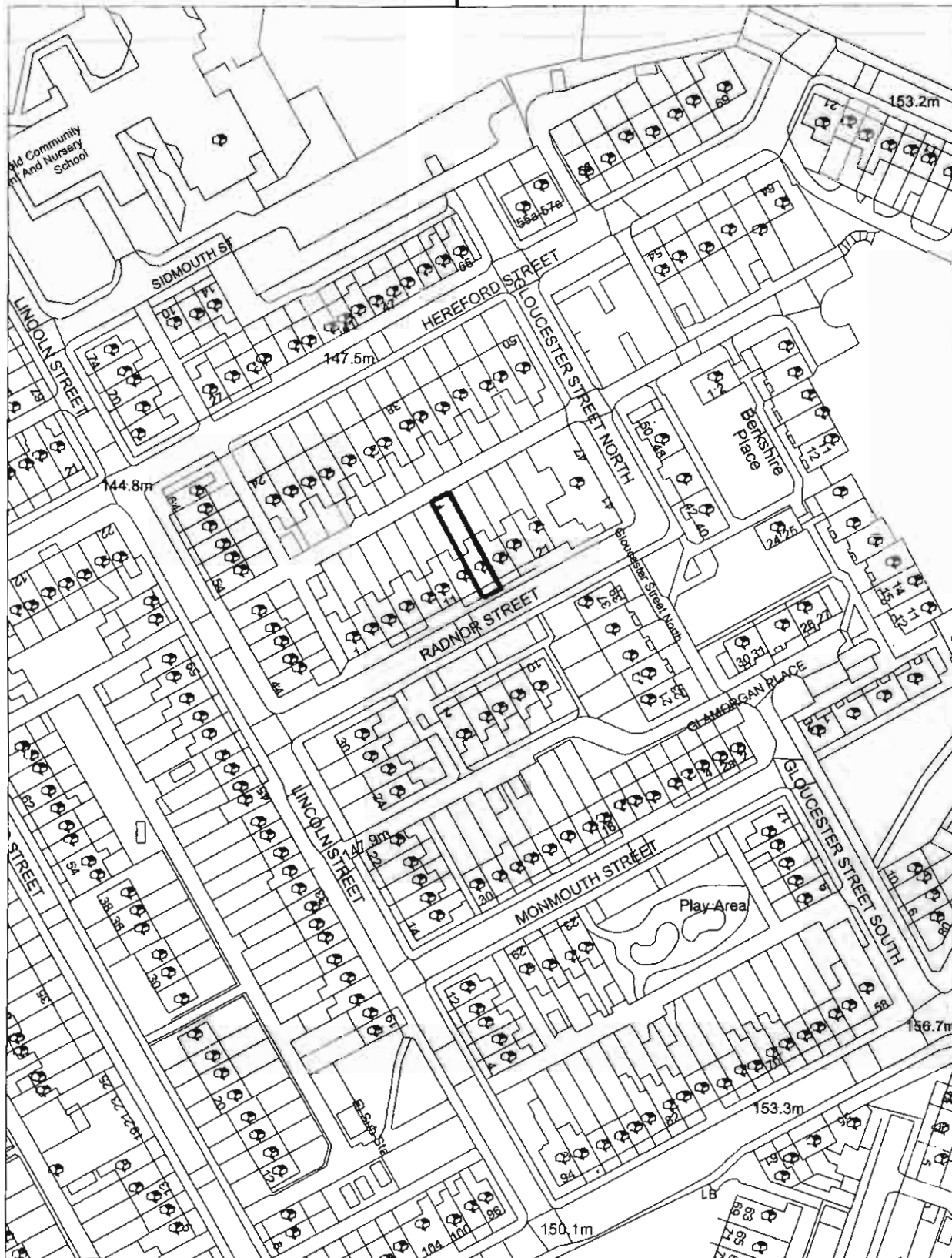
The fee for the deemed planning permission application is £300, half of which is payable to the Council and half to the Department for Communities and Local Government. There is no fee for the appeal itself.

A copy of this Enforcement Notice has been served on the following persons:

Mr Zabat Khan of 27 Blenheim Road, Bradford West Yorkshire BD8 7LH

Mr Zabat Khan of 15 Radnor Street, Oldham OL9 7RH

Map Title



Plan referred to in an Enforcement Notice under

my hand dated: *19th September 2011*.....

Signed: .....

cadcorp SIS



E-mail: info@cadcorp.com



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Legal Services
Performance, Services & Capacity
PO Box 33, Civic Centre
West Street
Oldham OL1 1UL



Memo

To	Executive Director, Environmental Services, FAO: Planning Enforcement – B Ndlovu	Date	19 th September 2011
	Land Charges, FAO: Wendy Lonsdale	Our Ref	AE/PE490
From	Alan Evans	Ext	3019
Subject	Town and Country Planning Act Enforcement Notice – Land at 15 Radnor Street, Werneth, Oldham OL9 7RH		

Memorandum

I enclose the copy of an Enforcement Notice which has been served on the following person:

Mr Z Khan, 15 Radnor Street, Werneth, Oldham OL9 7RH

Mr Z Khan, 27 Blenheim Road, Bradford, West Yorkshire BD8 7LH

The Notice was hand delivered to the Oldham address on 19th September 2011 and sent by recorded delivery to the Bradford address. It takes effect on 24th October 2011 (unless an appeal is made before that date). The time for the compliance with the notice is within 3 months from the date it takes effect.

This Notice should remain on the Register indefinitely.