

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

Badgers Barn, Beech Lane, Grasscroft, Oldham OL4 4EP as shown edged in red on the accompanying plan ("the Land")

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

Without planning permission, the erection of a timber boundary fence which is above one metre in height adjacent to Beech Lane, Grasscroft, Oldham.

4. REASONS FOR ISSUING THIS NOTICE

The timber boundary fence, by reason of its appearance and design, results in less than substantial harm to the significance of a heritage asset, as assessed by Paragraph 196 of the National Planning Policy Framework (NPPF). There are no public benefits associated with the development which would outweigh the harm to the character and appearance of the Conservation Area and the setting of the Grade II listed building. As such, the development fails to comply with the provisions of Policies 9 (Local Environment), 20 (Design) and 24 (Historic Environment) of the Council's Development Plan Document – Joint Core Strategy and Development Management Policies and Chapter 16 (Conserving and enhancing the historic environment) of the NPPF.

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

5. WHAT YOU ARE REQUIRED TO DO

Permanently remove the timber boundary fence from the Land.

6. TIME FOR COMPLIANCE

The actions specified in paragraph 5 above must be carried out within one month of this Notice taking effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 8 January 2020, unless an appeal is made against it beforehand.

Dated: 6 December 2019

Signed:



**For Paul Entwistle
Director of Legal Services
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 £412 which is payable to the Council. There is no fee for the appeal itself.

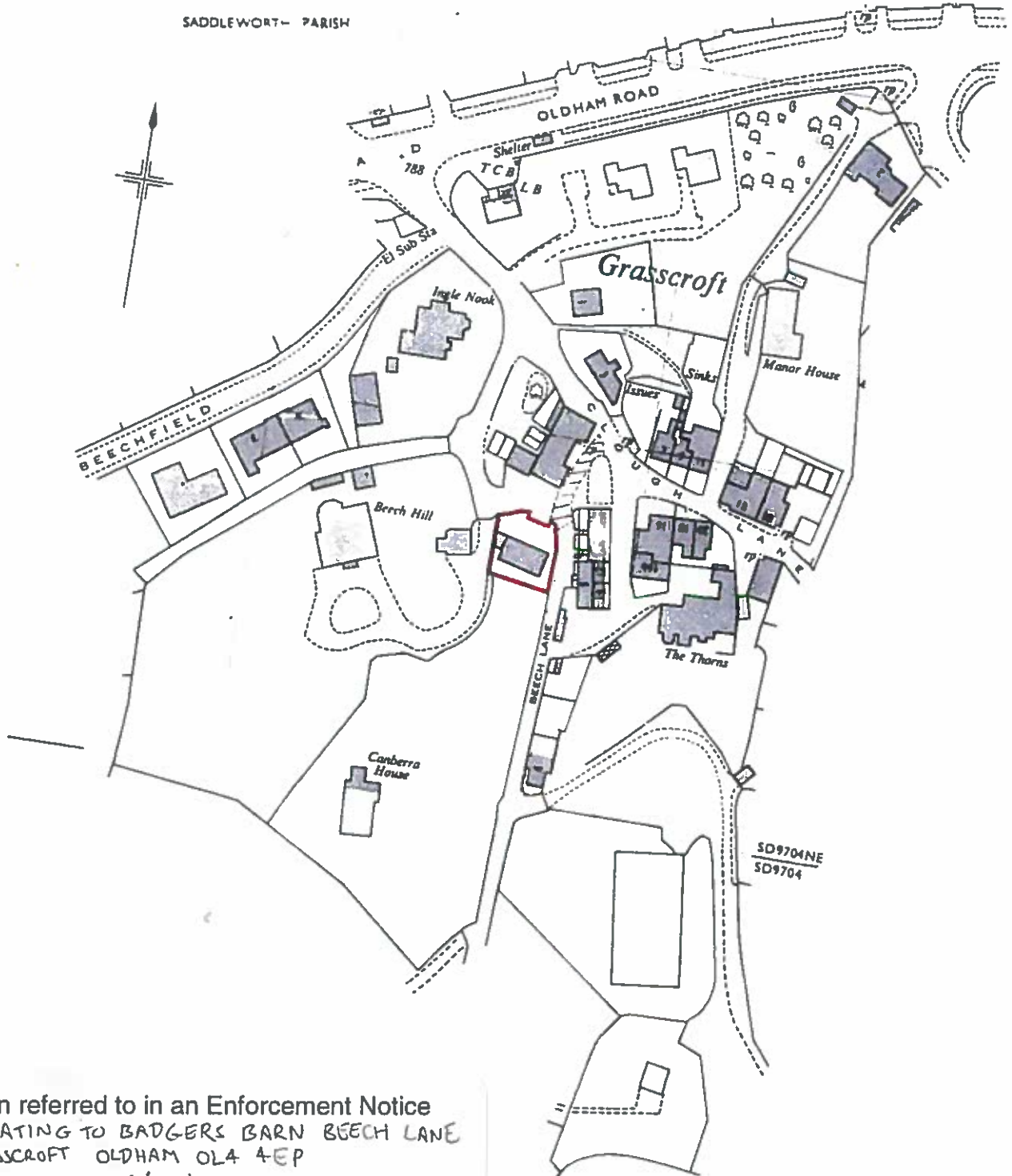
A copy of this Enforcement Notice has been served on the following persons: -

Paul Edward Jordan of Badgers Barn, Beech Lane, Grasscroft, Oldham OL4 4EP

Gillian Elizabeth Jordan of Badgers Barn, Beech Lane, Grasscroft, Oldham OL4 4EP

H.M. LAND REGISTRY		TITLE NUMBER	
		GM797382	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER MANCHESTER		SD 9704
Scale: 1/1250		OLDHAM DISTRICT	SECTION J
			© Crown copyright 1977

SADDLEWORT - PARISH



Plan referred to in an Enforcement Notice
RELATING TO BADGERS BARN BEECH LANE
GRASSCROFT OLDHAM OL4 4EP

Dated:.....6/12/19.....:

Signed:.....Alan Evans.....

