

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

**(as amended by the Planning and Compensation Act 1991)**

**LISTED BUILDING ENFORCEMENT NOTICE**

**ISSUED BY:** Oldham Metropolitan Borough Council (“the Council”)

- 1. THIS NOTICE** is issued by the Council under section 38(1) of the above Act because it appears to them that unauthorised works have been carried out to a listed building at the land described below contrary to sections 7 and 9(1) of the Act.

The Council consider that it is expedient to issue this Notice, having considered the effect of the works on the character of the building as one of special architectural or historic interest. The Annex at the end of the Notice contains additional information.

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

Land at 61 Chew Valley Road, Greenfield, Oldham OL3 7JG as shown edged red on the accompanying plan (“the Land”).

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

The demolition of the Grade II listed boundary wall to the front of the Land without the benefit of listed building consent.

- 4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that unauthorised works, which were carried out without the benefit of listed building consent, are in contravention of sections 7 and 9(1) of the Act.

The demolition of the boundary wall constitutes harm to the character of the building as being of special architectural and historic interest. The development

is contrary to Policy 24 (Historic Environment) of the Council's Development Plan Document – Joint Core Strategy and Development Management Policies.

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

The boundary wall shall be reinstated and be historically correct in form, materials and construction.

**6. TIME FOR COMPLIANCE**

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

**7. WHEN THIS NOTICE TAKES EFFECT**

The Notice takes effect on 11 May 2020, unless an appeal is made against it beforehand.

Dated: 8 April 2020

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.

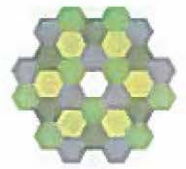
### **IMPORTANT ADDITIONAL INFORMATION**

A copy of this enforcement notice has been served on the following person: -

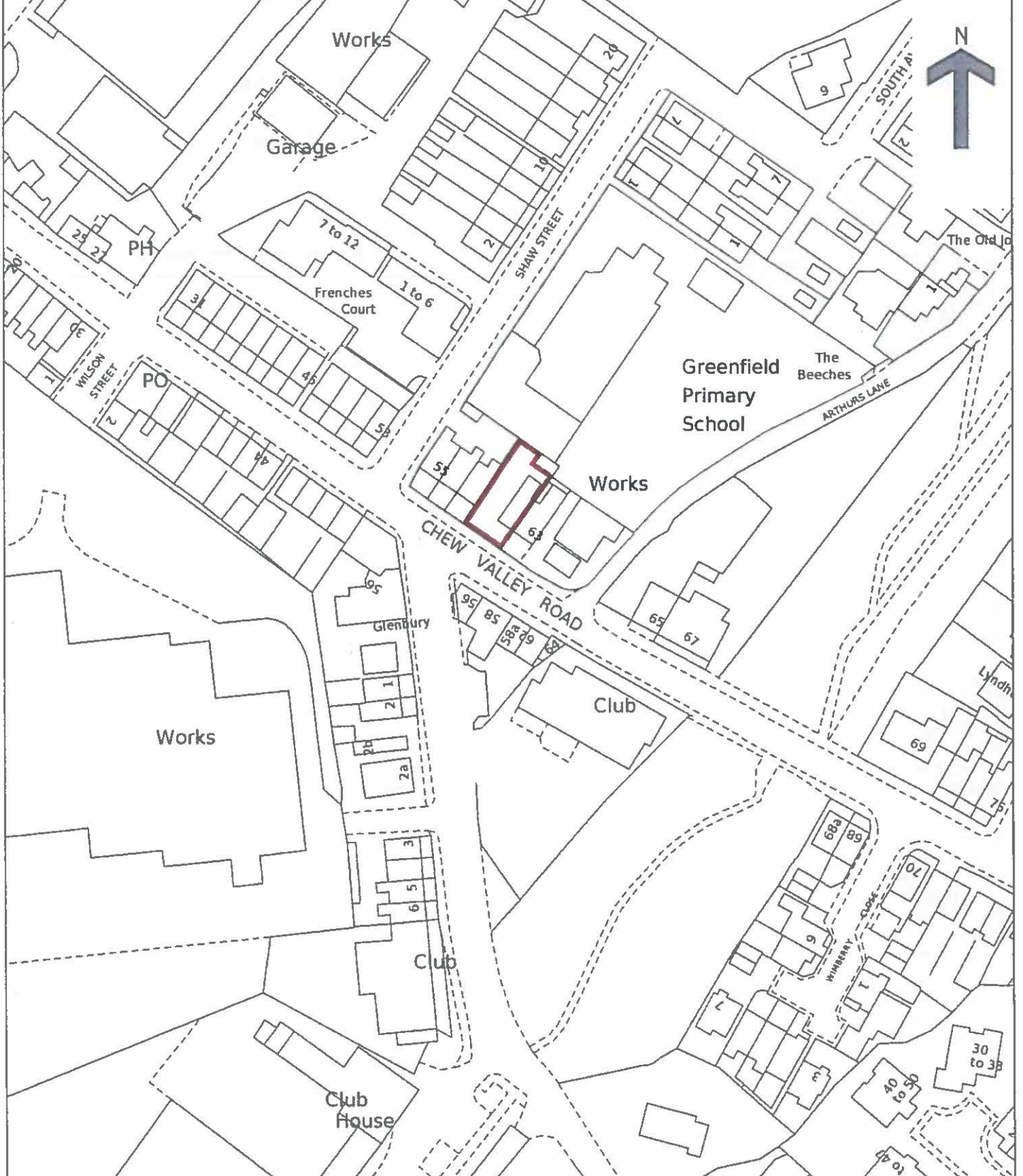
**Chalfont Developments Limited** of 62 Dobcross New Road, Dobcross, Oldham OL3 5NP

HM Land Registry  
Official copy of  
title plan

Title number **MAN172035**  
Ordnance Survey map reference **SD9904SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Greater Manchester :**  
**Oldham**



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PLAN REFERRED TO IN A LISTED BUILDING ENFORCEMENT NOTICE  
RELATING TO LAND AT 61 CHEW VALLEY ROAD GREENFIELD OLDHAM  
DATED 8 APRIL 2020

*Alan Evans*

This official copy is incomplete without the preceding notes page.