

Stoke-on-Trent City Council

Register of Enforcement, Stop and Breach of Condition Notices

Type of Notice:	Enforcement Notice
Ward:	Burslem Central
Case Reference:	ENF/13/367
Notice Reference:	765
Location:	2 Waterloo Road, Burslem, Stoke On Trent, ST6 3EW
Breach of Planning Control:	Replacement of the original timber sash windows, door, door-case, removal of fanlight and replacement boundary wall in Burslem Conservation Area.
Date of Issue:	09 February 2016
Date of Service:	09 February 2016
Date Notice takes effect:	15 March 2016
Date for Compliance:	15 September 2016
Date Notice Complied with:	

Requirements of the Notice:

- 1 Remove from the land the unauthorised two white upvc double glazed windows, white upvc door surround feature (including pediment) and white upvc double glazed entrance door all located on the front elevation of the building;
- 2 Re-instate two timber sliding sash windows to the openings located on the front elevation of the building. The windows are to be of the same design and detail as those removed i.e. a two pane over two pane design with horn detail. The timber windows are to be primed and painted white. For the avoidance of doubt, a photograph is attached to this Notice showing the front elevation prior to the unauthorised works taking place;
- 3 Re-instate the timber arched fanlight over the entrance door located on the front elevation of the building. The timber window frame is to be primed and painted white. For the avoidance of doubt, a photograph is attached to this Notice showing the appearance of the front elevation prior to the unauthorised works taking place;
- 4 Re-instate the timber door pilasters to either side of the entrance door located on the front elevation of the building. The pilasters are to have a moulded detail at the header section and a small plinth block at the base. The pilasters are to be primed and painted white. For the avoidance of doubt, a photograph is attached to this Notice showing the appearance of the front elevation prior to the unauthorised works taking place;
- 5 Re-instate the pediment type porch canopy over the front entrance door using timber structure and grey roof tiles. All visible timber sections are to be primed and painted white. For the avoidance of doubt, a photograph is attached to this notice showing the appearance of the front elevation prior to the unauthorised works taking place; and
- 6 Remove from the land the 4 No. cast stone 'acorn' decorative features from the boundary wall pillars. Make good any damage caused to the pillar caps as a result of their removal.

Appeals

Date of Appeal:

Date of Decision:

Appeal Decision:

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE - OPERATIONAL DEVELOPMENT

ISSUED BY: Stoke-on-Trent City Council

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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 2 Waterloo Road, Burslem, Stoke On Trent, ST6 3EW shown edged red on the attached plan and which is located within the Burslem Town Centre Conservation Area.

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

Without planning permission, the installation of white upvc windows, door and door surround to the front elevation and the erection of a front boundary wall above 1 metre high and adjacent to the highway

4. REASONS FOR ISSUING THIS NOTICE

1. It appears to the Council that the above breach of planning control has occurred within the last four years;
2. The unauthorised replacement windows, door casing and door to the front elevation of the property, by reason of their design, materials, profile and dimensions fail to preserve or enhance the character and appearance of the Burslem Town Centre Conservation Area. The introduction of decorative ornate cast stone 'acorn' features to some of the new boundary wall pillars is considered to be out of keeping with the character of the area. The development is therefore contrary to Policies CSP1, CSP2 and Strategic Aim 14 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2006-2026), principles H3 and H4 of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design SPD (2010) and advice contained within the National Planning Policy Framework (March 2012); and
3. The Council do not consider that planning permission should be given, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- 1 Remove from the land the unauthorised two white upvc double glazed windows, white upvc door surround feature (including pediment) and white upvc double glazed entrance door all located on the front elevation of the building;
- 2 Re-instate two timber sliding sash windows to the openings located on the front elevation of the building. The windows are to be of the same design and detail as those removed i.e. a two pane over two pane design with horn detail. The timber windows are to be primed and painted white. For the avoidance of doubt, a photograph is attached to this Notice showing the front elevation prior to the unauthorised works taking place;
- 3 Re-instate the timber arched fanlight over the entrance door located on the front elevation of the building. The timber window frame is to be primed and painted white. For the avoidance of doubt, a photograph is attached to this Notice showing the appearance of the front elevation prior to the unauthorised works taking place;
- 4 Re-instate the timber door pilasters to either side of the entrance door located on the front elevation of the building. The pilasters are to have a moulded detail at the header section and a small plinth block at the base. The pilasters are to be primed and painted white. For the avoidance of doubt, a photograph is attached to this Notice showing the appearance of the front elevation prior to the unauthorised works taking place;
- 5 Re-instate the pediment type porch canopy over the front entrance door using timber structure and grey roof tiles. All visible timber sections are to be primed and painted white. For the avoidance of doubt, a photograph is attached to this notice showing the appearance of the front elevation prior to the unauthorised works taking place; and
- 6 Remove from the land the 4 No. cast stone 'acorn' decorative features from the boundary wall pillars. Make good any damage caused to the pillar caps as a result of their removal.

6. TIME FOR COMPLIANCE

The period for compliance is 6 months from the date when this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 15th March 2016, unless an appeal is made against it beforehand.

Dated: 9th February 2016

Signed:



Thomas Coates
Team Manager

On behalf of: Stoke-on-Trent City Council
Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH

Nominated Officer: Mrs Kerry Mee

Telephone Number: 01782 232140

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 Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal

[link to <http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>]

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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

List of those who have been served with a copy of the Enforcement Notice

The notice has been served on the following:

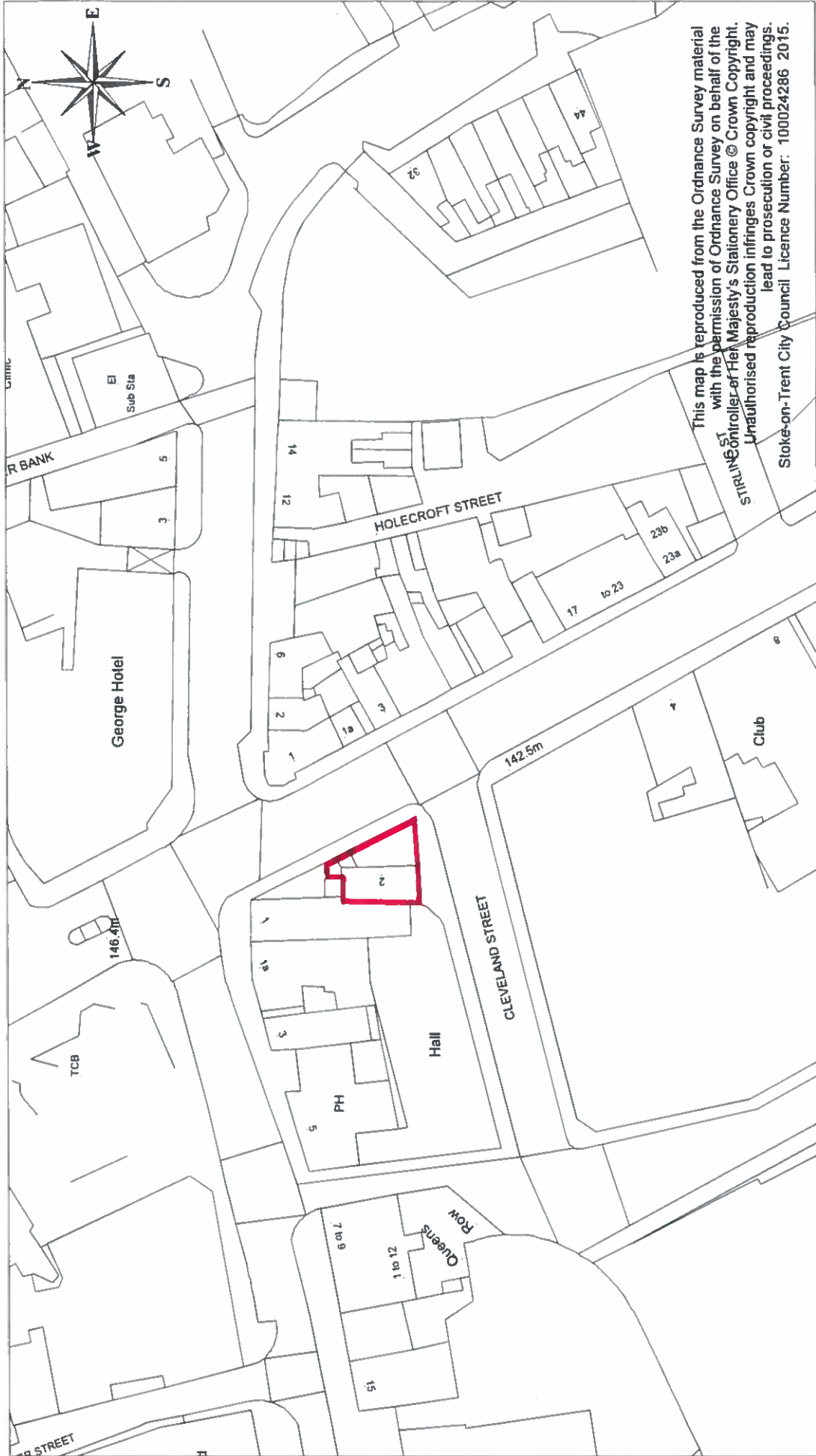
The Owner
2 Waterloo Road
Burslem
Stoke-on-Trent
ST6 3EW

The Occupier
2 Waterloo Road
Burslem
Stoke-on-Trent
ST6 3EW

NUSRAT PARVEEN
1 Watson Street
Penkhull
Stoke On Trent
ST4 7EY

Ms Sallie Ford
102 Bank Hall Road
Burslem
Stoke-on-Trent
ST6 7DP

John Keates
John Keates Design
Kenwood
Newcastle Road
Talke
Stoke-on-Trent
ST7 1UR



Stoke on Trent City Council
 Civic Centre
 Glebe Street
 Stoke on Trent ST4 1HP
 UK
 Tel: +44 (0)1782 232880
 E-mail: GIS@Stoke.Gov.UK



Scale	Scale: 1:750
Date	24 Nov 2015
Drawn By	
Drawing Ref	
Revision	

2 Waterloo Road – image of front elevation from May 2009:



2 Waterloo Road – image of front elevation from May 2009:

