

Stoke-on-Trent City Council

Register of Enforcement, Stop and Breach of Condition Notices

Type of Notice: Section 215 Notice

Ward: Goldenhill & Sandyford

Case Reference: ENF/16/085

Notice Reference:

Location: Former school rooms, St John's Church, corner of High Street/Elgood Lane, Goldenhill, Stoke-on-trent

Breach of Planning Control: Building in state of disrepair

Date of Issue: 2/6/2016

Date of Service: 2/6/2016

Date Notice takes effect: 3/7/2016

Date for Compliance: 3/11/2016

Date Notice Complied with:

Requirements of the Notice:

1. Repair and reinstate the roof of the main building (as shown hatched on the attached plan) with a replacement of the original design in terms of detail, materials and profile, having a 40° pitch and using new timber purlins, beams and clay roof tiles to match the construction of the existing building.
 2. Ensure that all window and door openings are boarded over, to secure the building and prevent unauthorised access. Ensure that all boarding panels are painted in a black or dark grey colour.
 3. Remove from the external areas of the building all overgrown vegetation, building materials, rubbish, waste and redundant items and take all such material to an authorised landfill site or appropriate waste disposal facility;
 4. Remove the Heras fencing around the building and secure the site with 2 metre high solid wooden hoarding, painted black, around the perimeter of the curtilage of the building.
-

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)**

SECTION 215 NOTICE

SERVED BY: Stoke-on-Trent City Council

To: Landstone Homes (Goldenhill) Ltd
11 Caroline Street
Birmingham
B1 3TR

1. THE NOTICE

The Council has served this notice under Section 215 of the above Act because the condition of the land, as described below, is adversely affecting the amenity of the area.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Former school rooms, St John's Church, corner of High Street/Elgood Lane, Goldenhill, Stoke-on-trent, shown edged red on the attached plan.

3. WHAT YOU ARE REQUIRED TO DO

The Council requires the following steps to be taken in order to remedy the condition of the land:

1. Repair and reinstate the roof of the main building (as shown hatched on the attached plan) with a replacement of the original design in terms of detail, materials and profile, having a 40° pitch and using new timber purlins, beams and clay roof tiles to match the construction of the existing building.
2. Ensure that all window and door openings are boarded over, to secure the building and prevent unauthorised access. Ensure that all boarding panels are painted in a black or dark grey colour.
3. Remove from the external areas of the building all overgrown vegetation, building materials, rubbish, waste and redundant items and take all such material to an authorised landfill site or appropriate waste disposal facility;
4. Remove the Heras fencing around the building and secure the site with 2 metre high solid wooden hoarding, painted black, around the perimeter of the curtilage of the building.

TIME FOR COMPLIANCE

Within 4 months, beginning with the day on which this notice takes effect.

4. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 3 July 2016

Signed:

A handwritten signature in blue ink, appearing to read 'M. White', is written over the signature line.

Dated:

On behalf of Stoke-on-Trent City Council
2 June 2016

PENALTY FOR NON-COMPLIANCE

If you do not comply with the requirements of this Notice within the period specified, you will be guilty of an offence and the Council may prosecute you. This could result in a fine.

RIGHT OF APPEAL

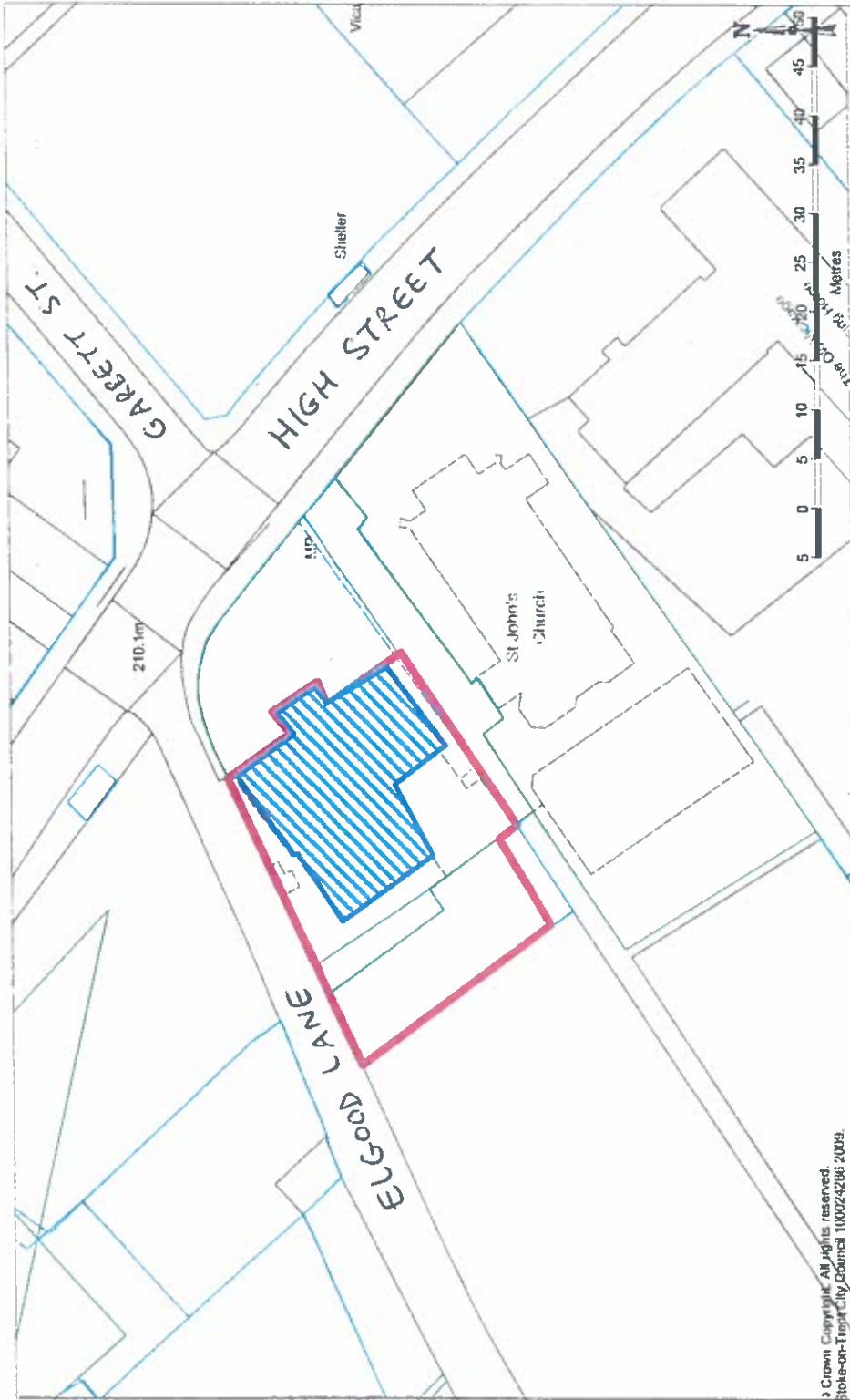
You have a right of appeal to the Magistrates' Court against this Notice. Any appeal must be made **before the Notice takes effect**. You can appeal on any of the following grounds:

- a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
- b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from, the carrying on of operations or a use of land which is not in contravention of Part III;
- c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
- d) that the period specified in the notice as the period within which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

WORKS IN DEFAULT

If you do not comply with the requirements of this Notice within the period specified, the Council may:

- i) Enter the land and carry out the requirements of this Notice; and
- ii) Recover from the owner of the land any expenses reasonably incurred in carrying out the works.



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 Stoke-on-Trent City Council 100024266 2009.



Section 215 Notice

SCALE	***1:500**
DATE	**25/4/2016**
DRAWING No.	****110085*
DRAWN BY	**SWB**