

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 : KETTERING BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE which 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.

2. THE LAND AFFECTED

The land and premises at Kettering in the County of Northampton situate and known as Number 5 Vale Street (and incorporating former Number 7 Vale Street) as is shown for the purposes of identification only on the attached plan by red edging.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without the benefit of planning permission, the unauthorised change of use of a residential property to a combination of residential and commercial uses by the conducting therefrom of activities in connection with the operation of a business dealing with, storing, repairing and breaking motor vehicles.

4. REASONS FOR ISSUING THIS NOTICE

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

The unauthorised use of the affected property in connection with the conduct of activities associated with the dealing, storing, repairing and breaking of motor vehicles is detrimental to amenities enjoyed by neighbouring residents by virtue of noise and nuisance generated. This commercial use is considered to be intrusive in an established residential area being also located in close proximity to a residential housing complex maintained by the local Housing Authority primarily for the purpose of providing accommodation for retired people or people approaching retirement age. The intrusion is exacerbated by activities associated with the commercial use spilling over into adjacent highway and private parking areas associated with the said residential housing complex.

The unauthorised combination of uses is contrary to the provisions of Policy 47 (Housing - Residential Amenity), Policy 53 (Employment - Working From Home) and Policy 58 (Employment - Within Towns) of the Local Plan for Kettering Borough.

I certify this as a true copy of the plan attached to the enforcement notice dated 9 May 1995 (copy attached)

[Signature] CDCO KBC.



NORTH:



SCALE: 1:500.

TITLE:

EN 228 PLANNING ENFORCEMENT ACTION.
5 VALE STREET KETTERING.

5. WHAT YOU ARE REQUIRED TO DO

Cease fully the use of the affected land for the conduct of commercial activities associated with the dealing of, storage, repairing and breaking of motor vehicles or components.

Time for compliance: 28 days from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 12th June 1995 unless an appeal is made against it beforehand

Dated: 9th May 1995



Borough Solicitor
(Proper officer for this purpose)

Kettering Borough Council
Municipal Offices
Bowling Green Road
Kettering
Northamptonshire
NN15 7QX

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 *12th June* 1995. The enclosed booklet "Enforcement Notice Appeals - A Guide To Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms should you wish to lodge an appeal. One copy is for you to send to the Secretary of State and the other is for you to retain for your own reference.

If an appeal is lodged then the spare copy of this enforcement notice should also be sent with your completed appeal form.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on *12th June* 1995 and you must then ensure that the required steps for which you may be held responsible, are taken within the period(s) specified in the notice.

Failure to comply with the notice once it has taken effect can result in your being prosecuted and may also enable the Council to take direct action to remedy the breach of planning control, the cost of such action to be recoverable from you.

KETTERING BOROUGH COUNCIL

Municipal Offices

Bowling Green Road

Kettering

NN15 7QX

GAD/618211