

# **KETTERING BOROUGH COUNCIL**

## **IMPORTANT - THIS COMMUNICATIONS AFFECTS YOUR PROPERTY**

### **TOWN & COUNTRY PLANNING ACT 1990** **(AS AMENDED BY THE PLANNING & COMPENSATION ACT 1991)**

#### **ENFORCEMENT NOTICE**

ISSUED BY: KETTERING BOROUGH COUNCIL of Municipal Offices, Bowling  
Green Road, Kettering in the County of Northampton.

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there have been breaches of planning control, under Section 171(A)(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**

Land situate at 47 King Street, Kettering in the County of Northampton as is shown for the purposes of identification only on the attached plan and edged in red.

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

Without the benefit of planning permission, the partial demolition of a workshop and the subsequent rebuilding of a wall incorporating doors and windows indicated green on the plan, roof structure and floor slab.

4. **REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that this breach of planning control has occurred within the last 4 years, and is inconsistent with the following policies of the Local Plan for Kettering Borough:

Policy 30 (Environment: New Development), provides for controlling the scale, type, layout, density, design, parking and the impact on the character of the area or amenity of existing or proposed nearby property, amongst other matters.

Policies 45 (Housing: Conversion of Non-Residential Property; 46 (Housing: Alteration and Extensions) and 47 (Housing: Residential Amenity) all seek to restrict the adverse impact on the amenity of surrounding properties with emphasis on various aspects of design, layout and parking.

Policy 53 (Employment: Working From Home) is restricted to B1 uses being carried on within the curtilage of a dwelling house. Policy 61 (Employment: Site layout and design) focuses on the provision of landscaping, parking and access, waste disposal and other matters.

5. WHAT YOU ARE REQUIRED TO DO

The steps required to remedy the breach of planning control are:

- (a) Demolish the roof structure.  
Time for compliance: 1 month from the date this notice takes effect.
- (b) Demolish the wall indicated in green on the attached plan.  
Time for compliance: 1 month from the date this notice takes effect.
- (c) Take up the new floor slab.  
Time for compliance: 2 months from the date this notice takes effect.
- (d) Remove all materials used in the construction of the roof wall and floor from the land.  
Time for compliance: 3 months from the date this notice takes effect.

6. WHEN THIS NOTICE TAKES EFFECT

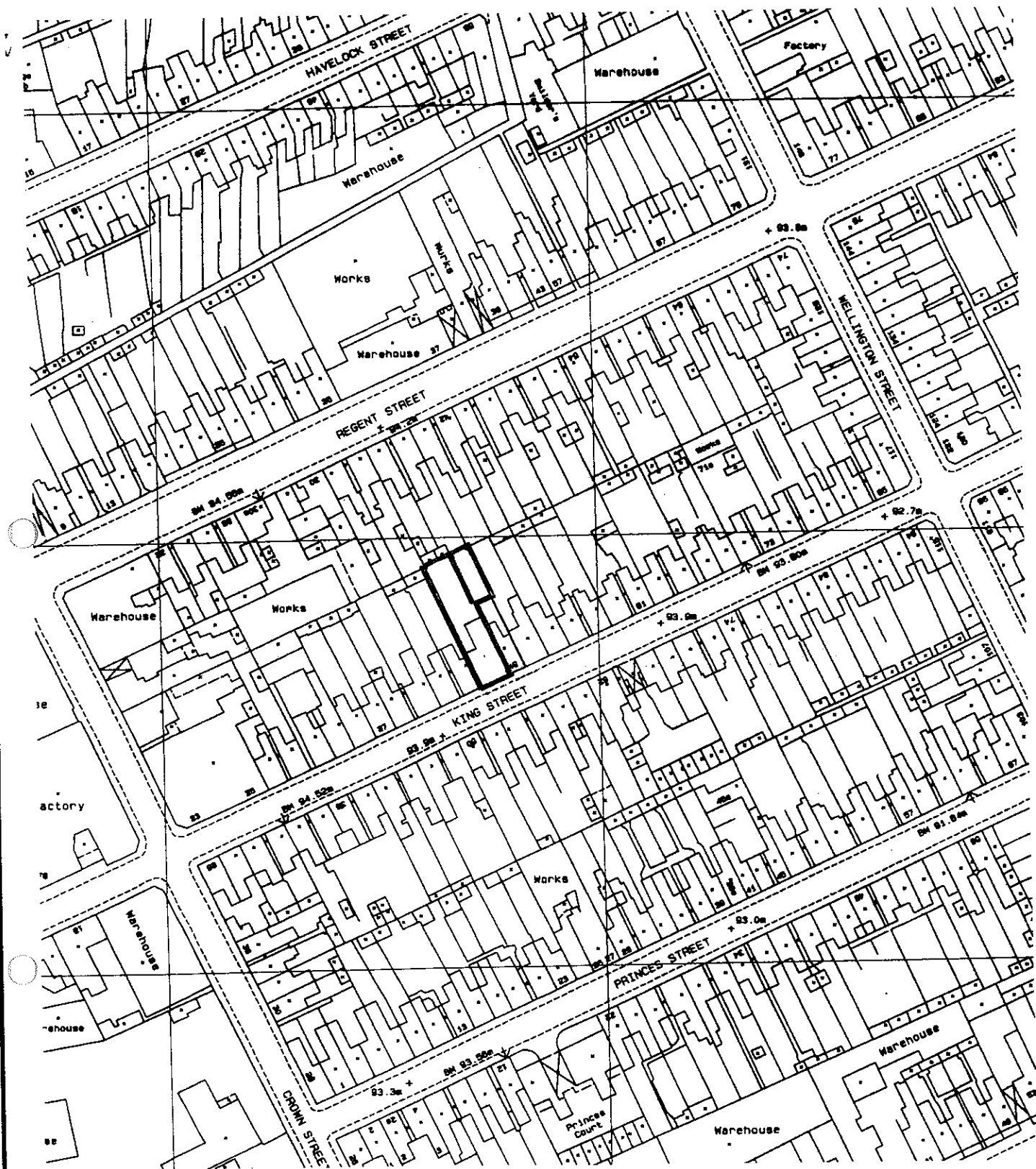
This Notice takes effect on 19th June 1998 unless an appeal is made against it beforehand.

DATED: 11th May 1998

Signed .....  .....

Head of Legal Services  
(Proper Officer for this Purpose)

Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
KETTERING  
Northants  
NN15 7QX



Title: Enforcement Notice Section 172  
Town and Country Planning Act  
1990 (as amended) EN 97/0283  
47, King Street, Kettering

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Scale: 1:1250

North:



Date: 23/04/98

Drawn by: JSW

LA078344

**Kettering**  
Borough Council

## **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 19th June 1998. The enclosed booklet "Enforcement Notice Appeals - A Guide to Procedure" sets out your rights. Read it carefully. You may use the enclosed appeal forms. One is for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State the spare copy of this Enforcement Notice which is enclosed.

### **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 19th June 1998 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 the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.