

**IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**KETTERING BOROUGH COUNCIL**

**LISTED BUILDING ENFORCEMENT NOTICE**

**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990,  
SECTION 38**

1. Kettering Borough Council ("the Council") is the Local Planning Authority for the purposes of section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") for the area containing the building described below. The building is included within a list of buildings of special architectural or historic interest approved or compiled by the Secretary of State under section 1 of the Act.

2. **THE LISTED BUILDING**

Rothwell House Hotel, 12a Bridge Street, Rothwell, in the County of Northamptonshire, ("the Building"), shown edged in red for identification purposes only on the plan attached to this Notice.

3. It appears to the Council that the works described below ("the Works") have been executed to the Building in contravention of section 9(1) of the Act, and the Council considers it expedient to issue this Notice having regard to the effect of the unauthorised works on the character of the Building as one of special architectural or historic interest. The unauthorised works are described in Schedule I attached to this Notice:-

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

The Council gives notice that pursuant to section 38(2)(b) of the Act, it requires the following steps to be taken for the purpose of alleviating the effect of the unauthorised works:-

- (1) Take down and permanently remove from the site the obscure glazed screens and their supporting framework.

Time for compliance: 3 months from the date this Notice takes effect.

- (2) Using small hand-held tools, and not power tools or sledge-hammers, take down the curtilage walls and separate and store on site all original bricks for inspection by the Local Planning Authority. Remove all new bricks and other debris arising from the demolition of the walls from the site.

Time for compliance: 3 months from the date this Notice takes effect.

- (3) Following the Local Planning Authority's inspection of the stored original bricks in compliance with step (2) above, reconstruct the curtilage walls to their former height with re-useable stored original bricks, making up any shortfall using matching reclaimed red brick, and finish the top of the walls with stone copings. The re-construction of the walls shall be in Flemish bond using an hydraulic lime mortar, and their finished appearance shall match as closely as possible their original appearance as shown in photographs A and B attached to the Notice.

Time for compliance: 4 months from the date this Notice takes effect.

5. WHEN THIS NOTICE TAKES EFFECT

This Listed Building Enforcement Notice takes effect on 16 January 2007 unless an appeal is made against it beforehand.

DATED: 05.12.06

Signed:

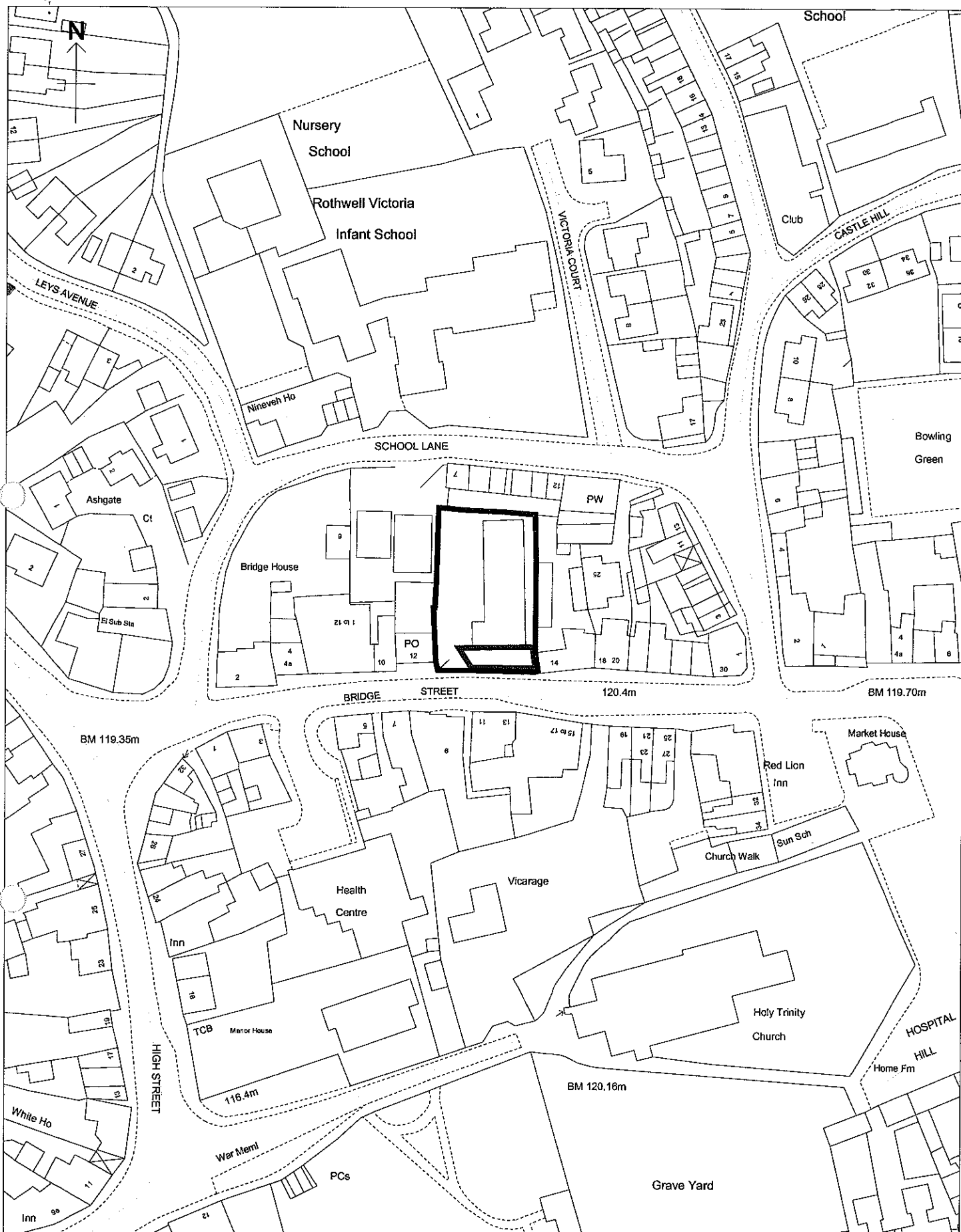


Head of Development Services  
Kettering Borough Council  
Municipal Offices  
Bowling Green Road  
KETTERING  
Northants NN15 7QX

SCHEDULE I

SCHEDULE OF UNAUTHORISED WORKS

Without listed building consent; the partial removal of listed curtilage walls by removing top courses of brick, followed by their reconstruction and increase in height to between 1.17 to 1.45 metres using new red brick and copings, and then finished with new coloured render to the front facing elevations. On top of the new walls new obscure glazed screens approximately 1 to 1.2 metres high with supporting black framework have been added, bringing the total height of the walls and screen to between 2.17 to 2.65 metres high.



Title

ENFO/2006/00287

Date: 30:11:06

Scale: 1:1250

Drawn by: HGW

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**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 16 January 2007**. 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 **16 January 2007** 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 a Listed Building Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

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