

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

ENFORCEMENT NOTICE

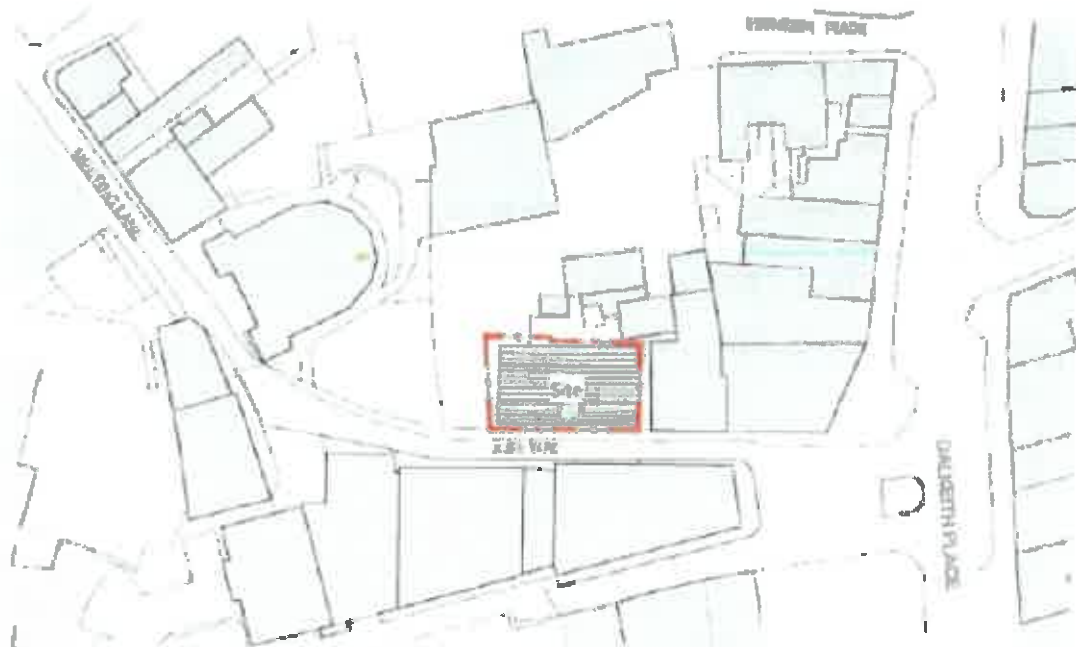
**TOWN AND COUNTRY PLANNING ACT 1990
(as amended)**

ISSUED BY: NORTH NORTHAMPTONSHIRE 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. The Annex at the end of the Notice, the accompanying letter and enclosures contain important additional information.

2. **LAND TO WHICH THIS NOTICE RELATES**

Land situated at Land Adjacent to Prince of Wales, Jobs Yard, Kettering in the County of Northamptonshire, as is shown for the purposes of identification only on the below plan and edged in red.



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

Without planning permission, the construction of a 5th storey following the grant of planning permission KET/2019/0908, which was for four-storeys only

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has occurred within the last four years. It is expedient to issue the Notice as the development is unacceptable for the following reasons and conflicts with the aims and objectives of the following policies of the Development Plan:-

1. By reason of its mass and scale the proposal results in an unsympathetic and dominant form of overdevelopment harmful to the character and appearance of the area and the setting of the adjacent conservation area. The application therefore is contrary to Policy 2 and 8 (d) of the North Northamptonshire Joint Core Strategy 2011-2031 and is inconsistent with paragraph 130 & 134 and chapter 12 of the NPPF.

2. By reason of its mass, proximity and relationship to facing habitable room windows in 'Jobs Court' the proposal would have an adverse overbearing and overlooking impact to neighbour's harmful to their outlook and privacy and therefore quality of life. The application thereby is contrary to Policy 8 (e)i) of the North Northamptonshire Joint Core Strategy 2011-2031 and is inconsistent with paragraph 130 (f) of the NPPF.

5. WHAT YOU ARE REQUIRED TO DO

The step required to remedy the breach of planning control is to: -

(1) Permanently remove the 5th storey to comply with KET/2019/0908


5. TIME FOR COMPLIANCE

Step 1: 2 months from the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **11th October 2021** unless an appeal is made against it beforehand.

DATED: 06 September 2021

Signed: 
George Candler
Executive Director of Place & Economy
North Northamptonshire Council
Municipal Offices
Bowling Green Road
KETTERING
Northamptonshire , NN15 7QX

ANNEX

THE RIGHT OF APPEAL

An appeal can be made against this Notice but any appeal must be received, or posted / sent electronically in time to be received, by the Secretary of State **before 11 October 2021**. Appeal forms may be obtained from The Planning Inspectorate, as set out in the attached letter and guidance note. If you appeal you will need to send a copy of this Enforcement Notice to the Secretary of State with your appeal form.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on **11 October 2021** 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.

