



**Hinckley & Bosworth
Borough Council**

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR LAND

**TOWN AND COUNTRY PLANNING ACT 1990
(As amended by the PLANNING AND COMPENSATION ACT 1991)**

**ENFORCEMENT NOTICE – FAILURE TO COMPLY WITH PLANNING
CONDITIONS**

ISSUED BY: HINCKLEY & BOSWORTH 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)(b) 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 and the enclosures to which it refers contain important additional information

2. **THE LAND TO WHICH THE NOTICE RELATES:**

The land at Barrack House, The Barracks, Barwell, Leicester, Leicestershire, LE9 8EF (“The Land”), shown edged red on the attached plan (“The Plan”).

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

The Planning Permissions Concerned:

On the 5 August 2019, planning permission subject to planning conditions, was granted on appeal by the Planning Inspectorate under reference number APP/K2420/W/19/3226202 (18/01266/FUL) for the part demolition and conversion of existing factory to 4 apartments and erection of 4 new houses and 9 new apartments on the Land.

The Conditions Concerned:

Condition 2 of APP/K2420/W/19/3226202 required:

EN23/00264/BOCS

The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan Drawing No. VD/NS/001/FP/019
- Units 13 - 17 Floor Plans Drawing No. VD/NS/100/FP/003 Rev A
- Root Protection Areas Drawing No. VD/NS/100/FP/012
- Cycle Storage Details Drawing No. VD/NS/100/FP/018
- External Construction Materials details dated December 2018
- Units 1 -12 Elevations Drawing No. VD/NS/100/FP/004 Rev B
- Units 13 - 17 Elevations Drawing No. VD/NS/100/FP/005 Rev A
- Landscaping Plan Drawing No. VD/NS/100/FP/008 Rev A
- Units 1 - 12 Ground Floor Plan Drawing No. VD/NS/100/FP/001 Rev B
- Units 1 - 12 First Floor Plan Drawing No. VD/NS/100/FP/002 Rev B
- Proposed Site Plan Drawing No. VD/NS/100/FP/009 Rev B
- Proposed Highway Design Drawing No. VD/NS/100/FP/011 Rev B
- Revised Site Access Drawing No. VD/NS/001/FP/023 Rev C

Condition 13 of APP/K2420/W/19/3226202 required:

The materials to be used on the external elevations of the dwellings and boundary walls hereby permitted shall be in accordance with the details submitted within the approved External Construction Materials letter dated December 2018 received by the local planning authority on 4 January 2019 and Units 1 -12 Elevations Drawing No. VD/NS/100/FP/004 Rev B and Units 13 - 17 Elevations Drawing No. VD/NS/100/FP/005 Rev A received by the local planning authority on 20 February 2019.

It appears to the Council that conditions 2 & 13 of APP/K2420/W/19/3226202 have not been complied with.

4. REASONS FOR ISSUING THE NOTICE

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

The development has not been undertaken in full specifically in accordance with the approved drawing VD/NS/100/FP/004 Rev B (Condition 2). In addition the materials used are not in accordance with those specified on the approved drawing or the External Construction Materials letter dated December 2018 (Condition 13).

A copy of decision notice APP/K2420/W/19/3226202, is attached as **Appendix 1** of this Notice. The approved plan Drg. No: VD/NS/100/FP/004 Rev B: is attached as **Appendix 2** of this notice. The External Construction Materials letter dated December 2018 is attached as **Appendix 3** of this notice.

The development, as completed, is considered to have an unsatisfactory appearance with regards to visual amenity contrary to Policies DM10 and DM12 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

5. WHAT YOU ARE REQUIRED TO DO

- I. Replace the brick arch details on the front elevation of the original factory building above the three first floor window openings, the three ground floor window openings and the access door to the detail as shown on approved plan Drg. No: VD/NS/100/FP/004 Rev B (Appendix 2 of this notice).
- II. Replace the three first floor windows, and the three ground floor windows of the original factory building with grey RAL 7016 aluminium windows with internal crossbars as shown on approved plan Drg. No: VD/NS/100/FP/004 Rev B (Appendix 2 of this notice) and as specified in 'The External Construction Materials' letter dated December 2018 (Appendix 3 of this notice).
- III. Construct two double brick chimneys and single brick chimney as detailed on approved plan Drg. No: VD/NS/100/FP/004 Rev B (Appendix 2).
- IV. All U-PVC windows on the front elevation (excluding those on the original factory building) are required to be fitted with internal cross bars as shown on approved plan Drg. No: VD/NS/100/FP/004 Rev B (Appendix 2).

6 TIME FOR COMPLIANCE

The time for compliance is 6 (six) months from the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on the **13th May 2024** unless an appeal is made against it beforehand.

Date issued: 11th April 2024

Signed:

C. Brown.

Authorised Officer

On behalf of:
Hinckley & Bosworth Borough Council
Hinckley Hub
Rugby Road
Hinckley
Leicestershire, LE10 0FR

EN23/00264/BOCS ANNEX

Hinckley & Bosworth Borough Council has issued an enforcement notice relating to The land known as Barrack House, The Barracks, Barwell, Leicester, Leicestershire, LE9 8EF and you are served with a copy of that notice as you have an interest in the Land. Copies of the notice have been served on the parties listed at the end of this Annex

YOUR RIGHT OF APPEAL

Please note that a separate appeal form must be completed for each individual person or organisation.

You can appeal against this notice, but any appeal must be received, by the Planning Inspectorate before the date specified in paragraph 7 of the notice, which is the **13th May 2024**

You can appeal to the Planning Inspectorate online at:
<https://www.gov.uk/appeal-planning-inspectorate>

The Planning Inspectorate customer services and general enquiries contact details are:

Email: enquiries@planninginspectorate.gov.uk

Phone: 0303 444 5000

The Government 'Procedural Guide: Enforcement Notice appeals – England' can be found at:

<https://www.gov.uk/government/publications/enforcement-appeals-procedural-guide>

STATEMENT OF APPEAL

If you appeal against this notice, and have not already done so, you will be required by the Planning Inspectorate to submit a statement in writing within 14 days –

- (i) specifying the grounds on which you are appealing against the notice; and
- (ii) setting out briefly the facts on which you propose to rely in support of each of those grounds

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice 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[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

CHARGES PAYABLE FOR DEEMED PLANNING APPLICATIONS

EN23/00264/BOCS

A charge is normally payable, under the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations, by every person who appeals against an enforcement notice under ground (a):-

that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged

The ground of appeal lapses if the deemed application fee is not paid when required. The charge is payable to the local planning authority. The charge in this case will be **£509** payable to Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby Road, Hinckley LE10 0FR

If you only put ground (a) forward and you do not pay the fee, your appeal will lapse. This means that your appeal will end.

Further information about fees is given in the “The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023”

EXEMPTIONS FROM CHARGE AND CONCESSIONS

When several people appeal against the same enforcement notice, each will be required to pay the appropriate fee. Only one person (paying one fee) need appeal against a particular notice to trigger the appeal process, and to suspend the effect of all the Notices whilst the appeal is processed. However, if only one appeal is made, and is subsequently withdrawn, the enforcement notice takes effect immediately.

RETROSPECTIVE PLANNING APPLICATION

If you make a retrospective planning application after the LPA issued the enforcement notice, the LPA may decline to determine your application under section 70C of the Act (as amended). You cannot appeal against an LPA's decision to decline to determine your planning application. Therefore if the LPA does decline any retrospective application the only way you could ask for the planning merits of the alleged development to be considered is to appeal on ground (a) on your enforcement appeal and pay the fee.

However if you (or anyone else) had already made a retrospective planning application for the same development to the LPA and it issued the enforcement notice before the time to decide the application had expired, no-one can appeal against the enforcement notice on ground (a). The applicant for planning permission can, in these circumstances, make a planning appeal if the LPA refuse or fail to determine the planning application. This is specified at section 174 (2A) (b) of the Act (as amended).

EXTRACTS FROM THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING AND COMPENSATION ACT, 1991):-

Section 171A Expressions used in connection with enforcement

EN23/00264/BOCS

- (1) For the purposes of this Act –
 - a) carrying out development without the required planning permission; or
 - b) failing to comply with any condition or limitation, subject to which planning permission has been granted, constitutes a breach of planning control.
- (2) For the purposes of this Act –
 - a) the issue of an enforcement notice (defined in section 172); or
 - b) the service of a breach of condition notice (defined in section 187A), constitutes taking enforcement action.
- (3) In this Part “planning permission” includes permission under Part III of the 1947 Act, of the 1962 Act or of the 1971 Act.

171B Time limits

- (1) Where there has been a breach of planning control consisting in the carrying out without planning permission of building, engineering, mining or other operations in, on, over or under land, no enforcement action may be taken after the end of the period of four years beginning with the date on which the operations were substantially completed.
- (2) Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwelling house, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.
- (3) In the case of any other breach of planning control, no enforcement action may be taken after the end of the period of ten years beginning with the date of the breach.
- (4) The preceding subsections do not prevent –
 - a) the service of a breach of condition notice in respect of any breach of planning control if an enforcement notice in respect of the breach is in effect; or
 - b) taking further enforcement action in respect of any breach of planning control if, during the period of four years ending with that action being taken, the local planning authority have taken or purported to take enforcement action in respect of that breach.

172 Issue of enforcement notice

- (1) The local planning authority may issue a notice (in this Act referred to as an “enforcement notice”) where it appears to them –
 - a) that there has been a breach of planning control; and
 - b) that it is expedient to issue the notice, having regard to the provision of the development plan and to any other material considerations.
- (2) A copy of an enforcement notice shall be served –
 - a) on the owner and on the occupier of the land to which it relates; and

EN23/00264/BOCS

- b) on any other person having an interest in the land, being an interest which, in the opinion of the authority, is materially affected by the notice.
- (3) The service of the notice shall take place –
- a) not more than twenty-eight days after its date of issue; and
 - b) not less than twenty-eight days before the date specified in it as the date on which it is to take effect.

173 Contents of enforcement notice

- (1) An enforcement notice shall specify the matters alleged to constitute a breach of planning control.
- (2) An enforcement notice shall also specify –
- a) any steps the local planning authority require to be taken in order to remedy the breach; and
 - b) any such steps as are mentioned in subsection (4) which the authority requires to be taken.
- (3) In this section “steps to be taken in order to remedy the breach” means (according to the particular circumstances of the breach) steps for the purpose –
- a) of restoring the land to its condition before the development took place; or
 - b) of securing compliance with the conditions or limitations subject to which planning permission was granted, including –
 - (i) the demolition or alteration of any building or works;
 - (ii) the discontinuance of any use of land; and
 - (iii) the carrying out on the land of any building or other operations.
- (4) The steps referred to in subsection (2) b) are steps for the purpose –
- a) of making the development comply with the terms of any planning permission which has been granted in respect of the land; or
 - b) of removing or alleviating any injury to amenity which has been caused by the development.
- (5) An enforcement notice shall specify the period within which any such step as is mentioned in subsection (2) is to be taken and may specify different periods for the taking of different steps.
- (6) Where the matters which an enforcement notice alleges to constitute a breach of planning control include development which has involved the making of a deposit of refuse or waste materials on land the notice may require that the contour of the deposit shall be modified by altering the gradient or gradients of its sides in such manner as may be specified in the notice.
- (7) The Secretary of State may by regulations direct –

EN23/00264/BOCS

- a) that enforcement notices shall specify matters additional to those which they are required to specify by this section; and
 - b) that every copy of an enforcement notice served under section 172 shall be accompanied by an explanatory note giving such information as may be specified in the regulations with regard to the right of appeal conferred by section 174.
- (8) Where –
- a) an enforcement notice has been issued in respect of development consisting of the erection of a building or the carrying out of works without the grant of planning permission; and
 - b) the notice has required the taking of steps for a purpose mentioned in subsection (4) b); and
 - c) the steps have been taken, for the purposes of the planning Acts planning permission for the retention of the building or works as they are as a result of compliance with the notice shall be deemed to have been granted on an application for such permission made to the local planning authority.

173A Variation and withdrawal of enforcement notices

- (1) The local planning authority may –
- a) withdraw an enforcement notice issued by them; or
 - b) waive or relax any requirement of such a notice and, in particular, may extend any period specified in accordance with section 173(9).
- (2) The powers conferred by subsection (1) may be exercised whether or not the notice has taken effect.
- (3) The local planning authority shall, immediately after exercising the powers conferred by subsection (1), give notice of the exercise to every person who has been served with a copy of the enforcement notice or would, if the notice were re-issued, be served with a copy of it.
- (4) The withdrawal of an enforcement notice does not affect the power of the local planning authority to issue a further enforcement notice.

174 Appeal against enforcement notice

- (1) A person having an interest in the land to which an enforcement notice relates or a relevant occupier may appeal to the Secretary of State against the notice, whether or not a copy of it has been served on him.
- (2) An appeal may be brought on any of the following grounds –
- a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
 - b) that those matters have not occurred;

EN23/00264/BOCS

- c) that those matters (if they occurred) do not constitute a breach of planning control;
 - d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
 - e) that copies of the enforcement notice were not served as required by section 172;
 - f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
 - g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.
- (3) An appeal under this section shall be made either –
- a) by giving written notice of the appeal to the Secretary of State before the date specified in the enforcement notice as the date on which it is to take effect; or
 - b) by sending such notice to him in a properly addressed and pre-paid letter posted to him at such time that, in the ordinary course of post, it would be delivered to him before that date.
- (4) A person who gives notice under subsection (3) shall submit to the Secretary of State, either when giving the notice or within the prescribed time, a statement in writing –
- a) specifying the grounds on which he is appealing against the enforcement notice; and
 - b) giving such further information as may be prescribed.
- (5) If, where more than one ground is specified in that statement, the appellant does not give information required under subsection (4) b) in relation to each of those grounds within the prescribed time, the Secretary of State may determine the appeal without considering any ground as to which the appellant has failed to give such information within that time.
- (6) In this section “relevant occupier” means a person who –
- a) on the date on which the enforcement notice is issued occupies the land to which the notice relates by virtue of a licence; and
 - b) continues so to occupy the land when the appeal is brought.

175 Appeals: supplementary provisions

- (1) The Secretary of State may by regulations prescribe the procedure which is to be followed on appeals under section 174 and, in particular, but without prejudice to the generality of this subsection, may –
- a) require the local planning authority to submit, within such time as may be prescribed, a statement indicating the submissions which they propose to put forward on the appeal;

EN23/00264/BOCS

- b) specify the matters to be included in such a statement;
- c) require the authority of the appellant to give such notice of such an appeal as may be prescribed;
- d) require the authority to send to the Secretary of State, within such period from the date of the bringing of the appeal as may be prescribed, a copy of the enforcement notice and a list of the persons served with copies of it.

(2) The notice to be prescribed under subsection (1) c) shall be such notice as in the opinion of the Secretary of State is likely to bring the appeal to the attention of persons in the locality in which the land to which the enforcement notice relates is situated.

(3) Subject to section 176(4), the Secretary of State shall, if either the appellant or the local planning authority so desire, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

(4) Where an appeal is brought under section 174 the enforcement notice shall, subject to any order under s.289 (4A) be of no effect pending the final determination or the withdrawal of the appeal.

(5) Where any person has appealed to the Secretary of State against an enforcement notice, no person shall be entitled, in any other proceedings instituted after the making of the appeal, to claim that the notice was not duly served on the person who appealed.

(6) Schedule 6 applies to appeals under section 174, including appeals under that section as applied by regulations under any other provisions of this Act.

176 General provisions relating to determination of appeals

(1) On an appeal under section 174 the Secretary of State may –

- a) correct any defect, error or misdescription in the enforcement notice; or
- b) vary the terms of the enforcement notice, if he is satisfied that the correction or variation will not cause injustice to the appellant or the local planning authority.

(2) Where the Secretary of State determines to allow the appeal, he may quash the notice.

(2A) The Secretary of State shall give any directions necessary to give effect to his determination on the appeal.

(3) The Secretary of State –

- a) may dismiss an appeal if the appellant fails to comply with section 174(4) within the prescribed time; and
- b) may allow an appeal and quash the enforcement notice if the local planning authority fail to comply with any requirement of regulations made by virtue of paragraph a), b), or d) of section 175(1) within the prescribed period.

EN23/00264/BOCS

(4) If the Secretary of State proposes to dismiss an appeal under paragraph a) of subsection (3) or to allow an appeal and quash the enforcement notice under paragraph b) of that subsection, he need not comply with section 175(3).

(5) Where it would otherwise be a ground for determining an appeal under section 174 in favor of the appellant that a person required to be served with a copy of the enforcement notice was not served, the Secretary of State may disregard that fact if neither the appellant nor that person has been substantially prejudiced by the failure to serve him.

177 Grant or modification of planning permission on appeals against enforcement notices

(1) On the determination of an appeal under section 174, the Secretary of State may –

- a) grant planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control, whether in relation to the whole or any part of those matters or in relation to the whole or any part of the land to which the notice relates;
- b) discharge any condition or limitation subject to which planning permission was granted;
- c) determine whether, on the date on which the appeal was made, any existing use of the land was lawful, any operations which had been carried out in, on, over or under the land were lawful or any matter constituting a failure to comply with any condition or limitation subject to which planning permission was granted was lawful and, if so, issue a certificate under section 191.

(1A) The provisions of sections 191 to 194 mentioned in subsection (1B) shall apply for the purposes of subsection (1) c) as they apply for the purposes of section 191, but as if –

- a) any reference to an application for a certificate were a reference to the appeal and any reference to the date of such an application were a reference to the date on which the appeal is made; and
- b) references to the local planning authority were references to the Secretary of State.

(1B) Those provisions are: Sections 191(5) to (7), 193(4) (so far as it relates to the form of the certificate), (6) and (7) and 194.

(2) In considering whether to grant planning permission under subsection (1), the Secretary of State shall have regard to the provision of the development plan, so far as material to the subject matter of the enforcement notice, and to any other material considerations.

(3) The planning permission that may be granted under subsection (1) is any planning permission that might be granted on an application under Part III.

EN23/00264/BOCS

(4) Where under subsection (1) the Secretary of State discharges a condition or limitation, he may substitute another condition or limitation for it, whether more or less onerous.

(5) Where an appeal against an enforcement notice is brought under section 174, the appellant shall be deemed to have made an application for planning permission in respect of the matters stated in the enforcement notice as constituting a breach of planning control.

(5A) Where –

- a) the statement under subsection (4) of section 174 specifies the ground mentioned in subsection (2) a) of that section;
- b) any fee is payable under regulations made by virtue of section 303 in respect of the application deemed to be made by virtue of the appeal; and
- c) the Secretary of State gives notice in writing to the appellant specifying the period within which the fee must be paid,

then, if the fee is not paid within that period, the appeal, so far as brought on that ground, and the application shall lapse at the end of that period.

(6) Any planning permission granted under subsection (1) on an appeal shall be treated as granted on the application deemed to have been made by the appellant.

(7) In relation to a grant of planning permission or a determination under subsection (1) the Secretary of State's decision shall be final.

(8) For the purposes of Section 69 the Secretary of State's decision shall be treated as having been given by him in dealing with an application for planning permission made to the local planning authority.

PERSONS SERVED WITH THE ENFORCEMENT NOTICE

Town and Country Planning (Enforcement Notices & Appeals) (England) Regulations 2002 Part 2, 5(c)

The following people have been served with a copy of this enforcement notice:

Nirad Solanki, NS and PS Developments Limited C/O E-Ccountant
The Fort Offices, Artillery Business Park, Oswestry, SY11 4AD

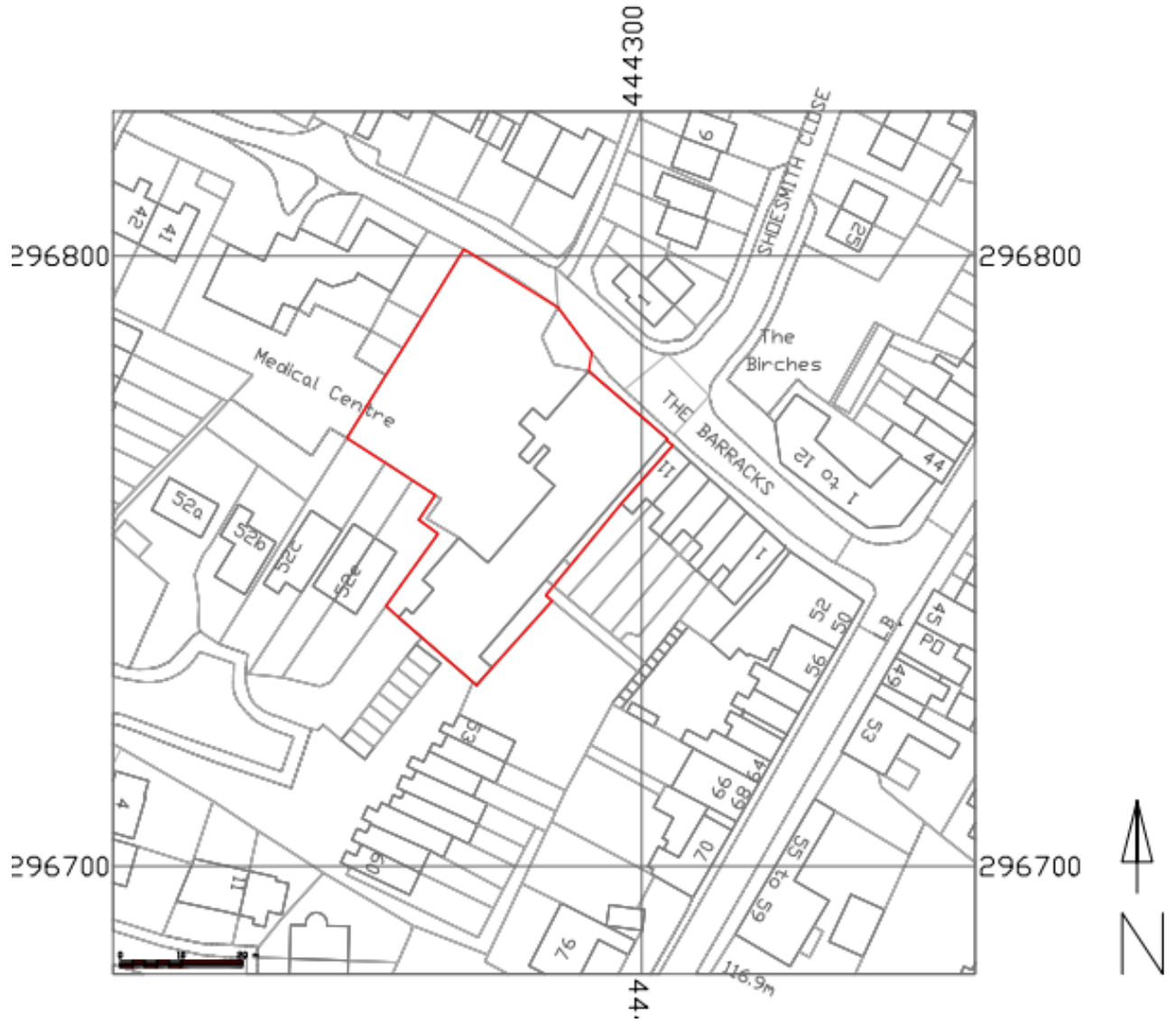
Company Secretary, Shreeji Housing Limited, 23 Charter Street, Leicester, LE1 3UD

Utkarsh Maheshbhai Thakkar, Shreeji Housing Limited, 23 Charter Street, Leicester, LE1 3UD

Company Secretary, Together Commercial Finance Limited, Lake View, Lakeside, Cheadle SK8 3GW

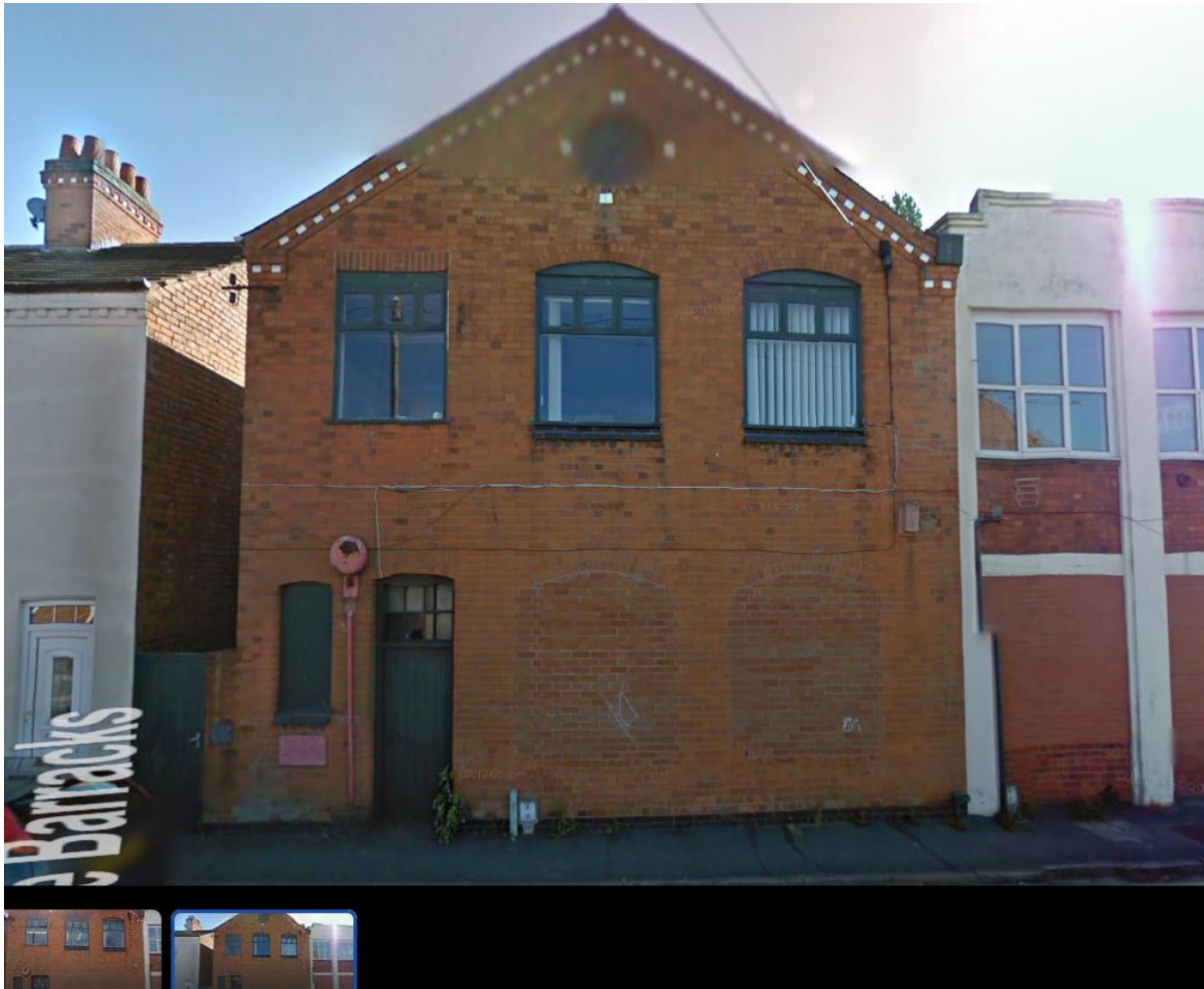
The Plan

The land at Barrack House, The Barracks, Barwell, Leicester, Leicestershire, LE9 8EF



EN23/00264/BOCS

Photograph of original factory building front elevation - section of building which is the subject of this notice



Source Google Streetview 2011