

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE – OPERATIONAL DEVELOPMENT

Issued by: Cheltenham Borough Council ('the council')

1. **This notice** is issued by the council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) 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 to which the notice relates**

Land at 21 St Georges Street Cheltenham Gloucestershire GL50 4AF, shown edged red on the attached plan.

3. **The matters which appear to constitute the breach of planning control**

Without planning permission, a mansard roof extension has been erected to the terraced building at 21 St Georges Street.

4. **Reasons for issuing this notice**

It appears to the council that the above breach of planning control has occurred within the last four years. The council do not consider that planning permission should be given based on the following.

Number 21 St Georges Street is a mid-terrace building which lies wholly within the Central Conservation Area, and the Local Planning Authority is statutorily required to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality.

The erection of the mansard roof is considered incongruous to the site and its surroundings by virtue of the location, scale (including massing and size), and design of the mansard roof. The extension to the roof is a prominent addition which upsets the roofscape along the terrace. For those reasons, the proposal is considered to be an inappropriate alteration to the building and terrace as a whole which harms the character and appearance of the conservation area. The proposal is therefore contrary to Cheltenham Borough Local Plan Policies CP3 & CP7, Section 72(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework.

5. **What you are required to do**

The requirement is for the mansard roof extension to the terraced building to be removed and for the roof to be restored to its former construction and state. In doing so, ensure that all building materials, rubble and waste arising from the demolition of the mansard roof extension are removed from the property.

6. **Time for compliance**

The steps specified in number 5 must be taken within six months of the date of the notice coming into effect.

7. **When this notice takes effect**

This notice takes effect on 31st January 2013, unless an appeal is made against it beforehand.

Dated:

Signed:

Director – Built Environment

on behalf of:

Cheltenham Borough Council, Built Environment, Municipal Offices, Promenade, Cheltenham, Glos.
GL50 9SA.

