

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

1. ENFORCEMENT NOTICE

THIS NOTICE is issued by South Lakeland District Council ("the Council") because it appears to them that there has been a breach of planning control, within the meaning of paragraph (a) of Section 171A(1) of the above Act, at the Land described below. The Council considers 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:

Land at Hardcragg Hall Cottage, Hardcragg Way, Grange-over-Sands, LA11 6BH hereafter referred to as "the Land" shown edged red for identification purposes only on the Plan attached to this Notice.

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

3.1 Without planning permission:

- I. Operational development including the erection of a shed outlined in blue on the attached Plan, within the curtilage of Grade II listed building
- II. Operational development including the erection of a shed outlined in blue on the attached plan, within two metres of the boundary of the curtilage of the dwellinghouse and exceeding a height of 2.5 metres, which is not permitted by Schedule 2 Part 1 Class E.1 of The Town and Country Planning (General Permitted Development) (England) Order 2015

4. REASONS FOR ISSUING THIS NOTICE:

The development is contrary to the provisions of Policies CS1.1, CS1.2, CS8.2, CS8.6 and CS8.10 of the South Lakeland Core Strategy; Policies DM1, DM2 and DM3 of the Local Plan Development Management Policies and Section 2, 12 and 16 of the National Planning Policy Framework.

- South Lakeland Local Development Framework – Core Strategy (2010)
 - CS1.1 – Sustainable Development Principles
 - CS1.2 - The Development Strategy
 - CS8.2 – Protection and Enhancement of Landscape and Settlement Character
 - CS8.6 – Historic Environment

- CS8.10 – Design
- Local Plan Development Management Policies (March 2019)
 - Policy DM1 – General Requirements for all development
 - Policy DM2 – Achieving Sustainable High Quality Design
 - Policy DM3 – Historic Environment
- National Planning Policy Framework
 - Section 2 – Achieving Sustainable Development
 - Section 12 – Achieving well-designed places
 - Section 16 – Conserving and Enhancing the Historic Environment

It appears to the Council that the unauthorised operational development, has had the following impact:

- The scale, massing and position of the shed will create a visually harsh and discordant feature which does not maintain or enhance the appearance of the Grade II listed building (Hardcragg Hall) causing a less than substantial harm to the significance of the designated heritage asset.
- The shed does not reflect the prevailing local built settlement character of the Grange Conservation Area and therefore, causes harm to the character of the building and of the locality.
- The shed may result in neighbouring amenity impacts due to the siting of the shed within two metres of a curtilage boundary and the proximity of adjacent residential dwellings.

The Council consider that planning permission should not be given, because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO:

The Council requires the specified steps listed below to be taken to remove the effect of the development on the Land which were carried out without planning permission.

(A) Permanently remove the building outlined in blue within the red line boundary on the attached plan

(B) Permanently remove from the Land all building materials, all rubble and associated materials arising out of compliance with (A).

(C) Comply with (A) and (B) within 13 (thirteen) weeks from the date this Notice takes effect.

6. TIME FOR COMPLIANCE

The periods for compliance with the steps set out in paragraph 5 are:

13 weeks from the date this Notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT:

This Notice takes effect on the 22 June 2022 unless an appeal is made against it beforehand.

Signed: N.Howard

Principal Specialist - Place

Date: 27/04/2022

On behalf of:- South Lakeland District Council
South Lakeland House
Lowther Street
KENDAL
Cumbria
LA9 4UQ

Nominated officer: Eleanor Rawsthorne (Specialist Enforcement Level 2)

Telephone number: 01539 793476

ANNEX

SOUTH LAKELAND DISTRICT COUNCIL has issued an enforcement notice relating to the Hardcragg Hall Cottage, Hardcragg Way, Grange-over-Sands, LA11 6BH shown edged red on the attached Plan and you are served with a copy of that Notice as you have an interest in the Land. Copies of the Notice have also been served on the parties listed at the end of this Annex.

YOUR RIGHT OF APPEAL

You can appeal against this Enforcement Notice, but any appeal must be received by the Planning Inspectorate (or be posted or electronically communicated at such time that, in the ordinary course of post or transmission, it would be received by the Planning Inspectorate) before the date specified in paragraph 7 of the Notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal.

GROUND OF APPEAL

The grounds of appeal are set out in section 174 of the TCPA 1990. You may appeal on one or more of the following grounds 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 (ground a).
- Those matters have not occurred (ground b).
- Those matters (if they have occurred) do not constitute a breach of planning control (ground c).
- 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 (ground d).
- Copies of the enforcement notice were not served as required by section 172 of the TCPA 1990 (ground e).
- 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 such breach (ground f).
- Any period specified in the notice in accordance with section 173(9) of the TCPA 1990

falls short of what should reasonably be allowed (ground g).

Not all of these grounds may be relevant to you.

PLANNING APPLICATION FEE

If you wish to appeal on ground a of section 174(2) of the TCPA 1990 this is the equivalent of applying for planning permission for the development alleged in the notice and you will have to pay a fee of £206.00. You should pay the fee to SOUTH LAKELAND DISTRICT COUNCIL. If the fee is not paid then that ground of appeal will not be valid.

STATEMENT ON GROUNDS OF APPEAL

If you decide to appeal, you should state in writing the ground(s) on which you are appealing against the Enforcement Notice and you should state briefly the facts on which you intend to rely in support of each of those grounds. If you do not do this when you make your appeal the Secretary of State will send you a notice requiring you to do so within 14 days.

STATUTORY PROVISIONS

A copy of sections 171A, 171B and 172 to 177 of the TCPA 1990 is attached for your information.

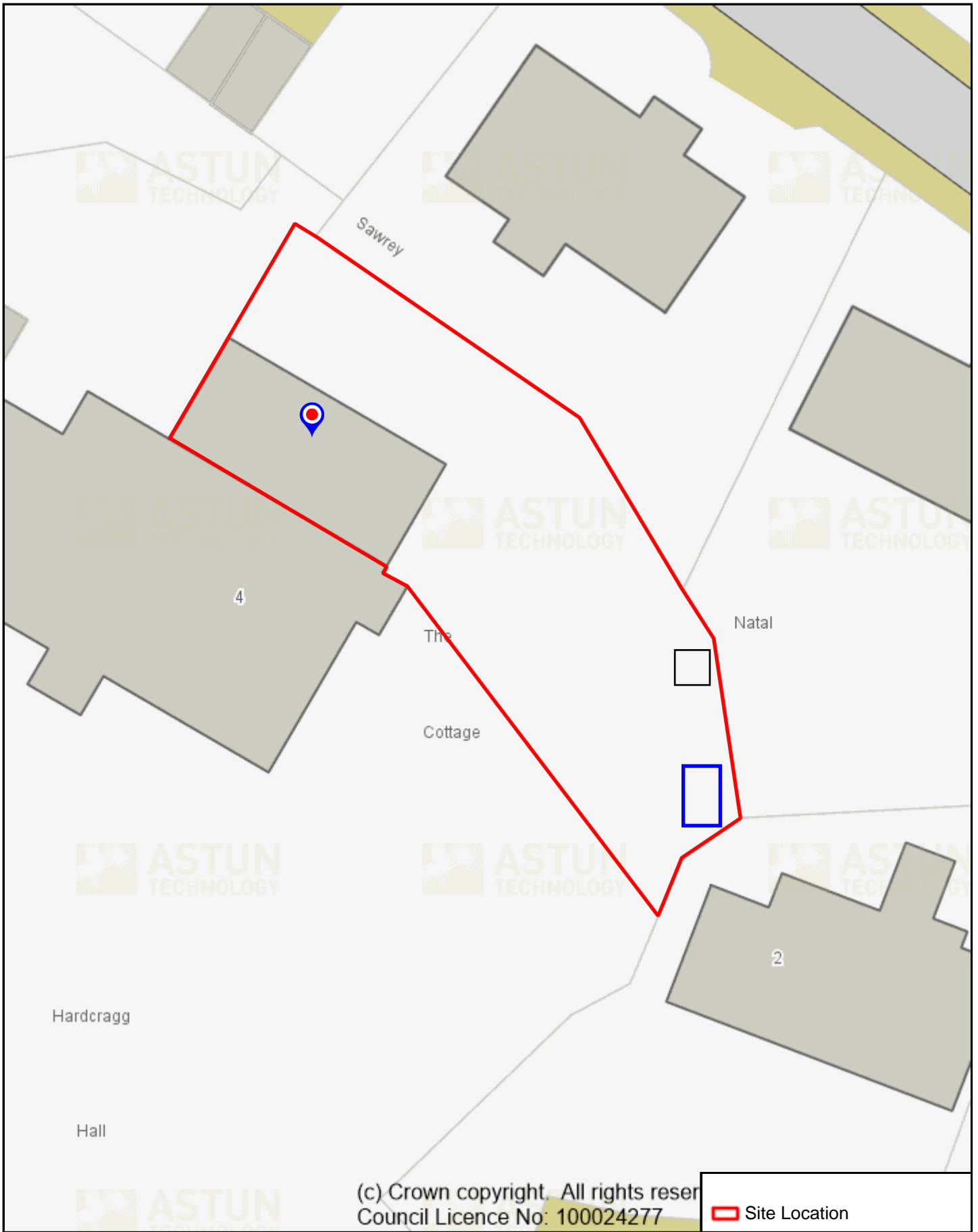
WHAT HAPPENS IF YOU DO NOT APPEAL

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 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.

RECIPIENTS OF THE ENFORCEMENT NOTICE:

The names and addresses of all persons who were served with the Notice:

Fiona Whalley
Hardcragg Hall Cottage
Hardcragg Way
Grange-over-Sands
LA11 6BH



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Site Location

Red Edge Plan - Hardcragg Hall Cottage - 21075



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Scale: 1:250

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