

## QUARTERLY UPDATE ON LIVE ENFORCEMENT CASES IN CITY CENTRE & EAST AREA

### Report abbreviations

PP	Planning Permission	EN	Enforcement Notice
PD	Permitted Development	PCN	Planning Contravention Notice
BCN	Breach of Condition Notice	S330	Notice under Section 330 of the Act requiring details of interest in land
S215	Notice under Section 215 of the Act – Land adversely affecting amenity of neighbourhood.	S225	Notice under section 225 of the Act requiring removal of illegally displayed placards or posters
TSN	Temporary Stop Notice		

### ITEMS IN BOLD TYPE INDICATE CHANGES SINCE LAST REPORT

NO	SITE	BREACH	DATE OF BOARD RESOLUTION/ DELEGATED AUTHORITY	CURRENT SITUATION
1.	11 Advertisement Hoardings in Wincobank Area	Unauthorised Advertisement Hoardings	22/04/14	<b>08/07/14 - A letter and S330 Notice to be sent.</b>
2.	Unit 5, 6 and 7 Elliot Business Park, Chambers Lane, S4 8DA	Unauthorised metal buildings	03/06/14	<b>21/07/14 – letter and 330 Notice has been served. An EN is being drafted and will be served shortly. The Architect has said that the planning application (13/03839/FUL) will be appealed.</b>

3.	85 Robin lane, Sheffield, S20 1BB	Unauthorised first floor balcony	01/04/14	<b>08/07/14 - EN has not been complied with a reminder letter to be sent.</b> 07/04/14 – Enforcement Notice has been served, takes effect 06/05/14 and needs to be complied with by 06/07/14.
4.	20 Paddock Crescent, Sheffield, S2 2AR	Unauthorised erection of fence at front and decking at rear of property	11/03/14	<b>08/07/14 – EN has been served 3/04/14 – took effect on the 06/06/14 and needs to be complied with by 06/08/14.</b> 01/04/14 - A letter asking for the fence to be removed and S330 Notice has been sent.
5.	87 Bowden Wood Crescent, S9 4EA	Unauthorised rear conservatory	17/12/13	<b>08/07/14 – the Conservatory is in the process of being reduced in length to just over 3 metres, this reduction in length is considered acceptable - Monitor.</b> 01/04/14 – EN has been served compliance period expires 04/06/14. 09/01/14 – The owner has assured that the conservatory will be removed by the end of March. An EN will also be served in the next few days.
6.	41 Park Grange Mount	Unauthorised raised platform	17/12/13	<b>08/07/14 – EN has not been complied with prosecution file being prepared.</b> 07/04/14 - EN has been served, took effect on 04/03/14 & requires compliance by 24/06/14.

7.	42 Dundas Road	Unauthorised external flue	15/10/13	<b>08/07/04/14 – letter sent warning legal action to be taken unless EN complied with.</b> 07/04/14 - EN has been served 3/01/14 comes into effect 07/02/14 and required compliance by 02/05/14. 05/11/13 – Application (13/02291/FUL) has been refused with enforcement action. A letter has been sent to the owner requesting the removal within 14 days. If flue not removed within the next few days then EN will be served.
8.	37 Westfield Avenue, S12 4LG	Unauthorised high fence	15/10/13	<b>08/07/14 – In discussions with the owner to reduce the height of the fence to 1.6 metres.</b> 07/04/14 – The appeal has been dismissed on 24/03/14, 8 week compliance period ends 09/05/14. 09/01/14 – EN has been served 26/11/13 an appeal has been made. 05/11/13 – Application (13/01874/FUL) has been refused with enforcement action. EN being prepared
9.	5 & 7 Pleasant Close, S12 2BB	Breach of condition 15- Surface water drainage, 20 – Intrusive investigation report, 21, 22 and 25 – relate to remediation works	22/10/13	<b>08/07/14 – Conditions application has been granted – NFA.</b> 01/04/14 – A conditions application (13/03529/COND) has been received, pending consideration. 09/01/14 – A condition discharge application has been submitted. Currently working with Officer to resolve issues. 05/11/13 – BCN has been served on 4/11/13 and comes into effect 28 days after it was served.

10.	Tesco, 1 Savile Street, S4 7UD	Breach of condition 30 – Landscaping, 31 – Public realm works, 33 – Maintenance of the sward, 46 - Revised remediation strategy	11/10/13	<b>08/07/14 – A reminder letter has been sent.</b> 07/04/14 – Most of work has been carried out except for the work relating to green wall reminder to be sent. 09/01/14 – Working with Officer to resolve issues, some work has been done. 05/11/13 – BCN has been served 21/10/13 and comes into effect 28 days after it was served.
11.	60 Clifton crescent, S9 4BE	Unauthorised use of garden for the storage of building materials and machinery	13/08/13	<b>08/07/14 – EN has been drafted and will be served shortly.</b> 01/04/14 – Some materials still remain in garden a EN will be served. 14/01/14 - Most of the rear garden remains clear – Monitor site and if use starts again then serve EN.
12.	104 Stafford Road, S2 2SF	Unauthorised conservatory	25/02/13	<b>08/07/14 – The EN has been complied with. NFA.</b> 01/04/14 – Appeal has been upheld. However, a condition has been attached stating that the rear side of conservatory needs to be rendered matching existing render on the property before July 2014; if this work is not carried out within this time period then the conservatory needs to be demolished. 14/01/14 – Inspector visited premises on 11/01/14 awaiting decision from Planning Inspector. 04/04/13 – EN has been served on 19/03/13, takes affect 22/04/13 – 8 weeks compliance period.

13.	35-39 Southend Road, S2 5FS (Former Windsor Hotel Public House)	Unauthorised formation of self contained flats at first floor level	04/02/13	<b>08/07/14 – Most of the issues have been resolved. Joint visit between Private Sector Housing and Planning to check remaining few issues.</b> 07/04/14 – A BCN to be prepared and served. 09/01/14 – Work is progressing positively to comply with conditions. 03/07/13 – Planning permission has been granted and work is being carried out to comply with conditions. 12/04/13 – PCN has been served asking for further information regarding the first floor flats. 12/02/13 – New planning application (13/00207/FUL) has been submitted with alternative proposal and is currently Invalid. Letter has been sent asking for further information to validate application.
14.	Land Adjacent The Old Dairy 8, White Lane, Gleadless, S12 3GB	Unauthorised erection of summer house decking area and climbing frame and the unauthorised use of land for domestic curtilage	05/11/12	<b>08/07/14 – Work has started to remove the structure – Monitor.</b> 01/04/14– Appeal has been dismissed 6 month compliance period from 24 October 2013 expires on 24/04/14. 03/07/13 - Case with the Planning Inspectorate. 04/04/13 – An appeal has been made against the EN. 23/01/13 – EN has been served (14/12/12) and an appeal has been made.

15.	44 Fellbrigg Road, Sheffield, S2 2GX	Unauthorised erection of a timber storage building at the front elevation of the property	13/08/12	<b>21/07/14 – The magistrates took the view that the alterations made by the defendant ie mounting the timber storage building onto a trailer was no longer a building and it was now a trailer and therefore the EN had been complied with – NFA.</b> 01/04/14 - The case was in Court on 20/03/14 and is now scheduled for a full trial on the 11 <sup>th</sup> July 2014. 09/01/14 – New evidence has been gathered and file passed to litigation for prosecution. 04/04/13 – Prosecution file being prepared. 25/01/13 – EN has been served needs to be complied with before 16 Feb 13.
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16.	255 Glossop Road, S10 2GW	Unauthorised fume extraction system	23/07/12	<p><b>08/07/14 – Not possible to re-arrange air conditioning due to particular constraints on the restaurant &amp; whole building. Under circumstances the main flue issue is resolved &amp; major improvement has resulted. No further action is considered necessary at this time.</b> 07/04/14 – Discussing with owner an alternative to the air conditioning unit. 09/01/14 – Flue has been removed and a new approved flue has been erected. Minor details such as air con unit and external metal grill need to be resolved. 03/07/13 – Planning application has been granted with conditions – Cond 1, asking for lue to be replaced within 6 weeks from decision. To date condition complied with &amp; legal action being prepared. 04/04/13 – Planning &amp; Listed Building applications (12/03919/FUL &amp; 12/03920/LBC) have been submitted &amp; under consideration for alternative scheme. 29/10/12 – EN has been served, which took effect on 26/10/12 &amp; needs to be complied with by 26/01/13.</p>
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17.	361 Staniforth Road, S9 3FP	Breach of Condition (02/02562/CHU) Condition 2 – use of building within 7am and 7pm Condition 3 – cooking facilities and Condition 6 provide a receptacle for the disposal of litter.	30/01/12	<b>08/07/14 – planning permission has been granted – NFA.</b> 01/04/14 - Application validated and pending consideration. 09/01/14 – Most of the information has been submitted and rest will be submitted in the next few days. 05/11/13 – The occupier has contacted the architect and has assured that the required information will be submitted before end of Nov. 03/07/13 – The application still remains invalid the architect has had bereavement in family therefore not been able to submit required details; however assurances have been given that they will be submitted asap. 04/04/13 - A retrospective planning application (12/03059/FUL) has been received to retain the current use.
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18.	484 Staniforth Road	Unauthorised roof extension	25/01/2010	<p><b>08/07/14 – Quotations being requested for possible direct action by SCC.</b>  04/04/13 – No solution offered by the owner, the lending bank (mortgage) contacted but not able to assist in resolution. 11/02/13 – In discussions with owners (including mortgage provider) to find a resolution. 29/10/12 – The owner has said that he cannot afford to carry out the works required in EN. Meeting has been arranged with owner to discuss a plan of action. 02/07/12 – Letter sent on 11/05/12 reminding the owners that work needs to be carried out before 10/12. 02/04/12 – Monitor site until 10/12 for compliance. 13/01/12 – The owner cannot afford to carry out the works, extra 12 months given to comply with EN – check 10/12. 11/10/11 – Letter sent to owner giving 2 months to comply with EN or 2<sup>nd</sup> prosecution will begin. Work not started yet. Trying to arrange site meeting with owner to clarify what is required. 08/07/11- Fined £200+100 costs, reminder to be sent to comply with EN. 20/01/2011</p>
19.	Jacosa, 141 West Street, S1 4EW	Unauthorised Roller Shutters	13/10/2008	<p><b>04/07/14 – All the shutters have been removed – NFA.</b> 01/04/14 – One shutter has been removed and the other should be removed shortly. 09/01/14 - The new occupier has assured that main entrance door will be replaced and then the shutters will be removed. – Monitor site. 05/11/13 – The new occupier was prosecuted and fined £370 in total.</p>

