

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (TCPA 1990)

ENFORCEMENT NOTICE

SERVED BY: South Downs National Park Authority of Rosemary's Parlour, North Street, Midhurst, West Sussex GU29 9SB (the "Authority") acting by its agent Lewes District Council of Lewes House 32 High Street Lewes East Sussex BN7 2LX (the "Council")

1. ENFORCEMENT NOTICE

This is a formal notice issued by the Council because it appears there has been a breach of planning control, within paragraph (a) of section 171A(1) of the TCPA 1990, at the Land. It is considered expedient to issue this notice, having regard to the provisions of the development plan and to all 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 known as Flat 1, 32 North Street, Lewes, East Sussex, BN7 2PH and forms part of Land Registry title number ESX248787 (of which the registered address is 1-23 Phoenix Place, Lewes, BN7 2QJ), and is edged red on the attached plan (the Land).

3. THE ALLEGED BREACH OF PLANNING CONTROL

Without planning permission, the change of use of the Land from B2 General Industrial to C3 a single dwelling house.

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.
- It is considered that the continued use of the Land as a single dwelling house by virtue of its siting, design, detail, standard of accommodation and proximity to the industrial uses, fails to provide an adequate living environment and good standard of amenity for future occupiers,

contrary to Policy ST3 of the Lewes District Local Plan and policies within the National Planning Policy Framework 2012.

- The Land fails to be flood resilient and resistant, with no safe access or escape routes identified or evidenced that the residual risk can be managed, thus being contrary to policies within the National Planning Policy Framework 2012.

5. WHAT YOU ARE REQUIRED TO DO

You must,

- (i) cease residential use of the Land
- (ii) remove the shower from the Land
- (iii) remove the bed from the Land

6. TIME FOR COMPLIANCE

The period for compliance with the steps set out in paragraph 5 is two months from the date this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 19 APRIL 2014 unless an appeal is made against it beforehand.

Dated: 14 MARCH 2014 (Date of issue)

Signed:



On behalf of
Lewes District Council of Southover House, Southover Street, Lewes, East Sussex,
BN7 1AB

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 delivered to the Planning Inspectorate) **before** the date specified in paragraph 7 of the notice.

If you want to appeal against this enforcement notice you can do it:

Flat 1, 32 North Street, Lewes



