

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**Section 215 Notice****TOWN AND COUNTRY PLANNING ACT 1990**
(as amended by the Planning and Compensation Act 1991)

Issued by: North Norfolk District Council

To: Huddies Ltd, Lone Pine, Sheringwood, Beeston Regis, NR26 8JP

1. **This Notice** is issued by the Council under Section 215 of the above Act because it appears to them that the amenity of part of their area is adversely affected by the condition of the land described below.

2. **The Land to Which the Notice Relates.**

Land at former Shannoeks Hotel, 1 High Street, Sheringham NR26 8JP shown edged red on the attached plan.

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

The Council requires the following steps to be taken to remedy the condition of the building:

(i) Remove any rusty and/or damaged advertisement boards

(ii) Hack off any perished, unkeyed and cracked render/stucco. Replace render/stucco so removed using suitable materials to match the existing.

(iii) Prior to repainting, clean and prepare all render/stucco, removing in the process any flaking paint, so as to ensure all external render/stucco is in an appropriate condition for repainting.

(iv) Repair the brick, concrete and cobble plinth by securing any loose bricks or cobbles, replace any missing bricks and cobbles and re-point. Hack off any unkeyed concrete. Replace any concrete so removed using suitable materials to match existing.

(v) Clean and prepare the brick/cobble/concrete plinth, removing in the process any flaking paint or tar varnish to ensure the plinth is in an appropriate condition for repainting.

(vi) Prior to repainting, clean and prepare all external joinery, removing in the process any flaking paint, replacing any rotten or perished timbers with replacement woodwork to match the existing and ensure all external joinery is in an appropriate condition for repainting.

(vii) Prior to repainting, clean and prepare all attached external metalwork, removing in the process any rust and flaking paint, so as to ensure all attached external metalwork is in an appropriate condition for repainting.

(viii) On completion of steps (ii) to (iii) above, repaint all external render/stucco with a minimum of two coats of exterior masonry paint, the finished colour to be cream.

(ix) On completion of steps (iv) to (v) above, repaint the brick, cobble and concrete plinth with a minimum of two coats of exterior masonry paint or tar varnish the finished colour to be black.

(x) On completion of step (vi) above, repaint all external joinery with exterior wood primer, exterior undercoat and exterior wood gloss, the finished colour to be white, cream or blue

(xi) On completion of step (vii) above, repaint all exterior attached metalwork with exterior metal primer, exterior undercoat and exterior metal gloss, the finished colour to be white, cream or black.

4. Time for compliance

within 6 calendar months from the effective date of the Notice

5. When this notice takes effect.

This notice takes effect on 7 April 2014

Dated: 4 March 2014

Signed:



Mr A. Mitchell
Development Manager
The Council's Authorised Officer

On behalf of: North Norfolk District Council
Planning Service
Council Offices
Holt Road
CROMER
NR27 9EN

RIGHT OF APPEAL AGAINST SECTION 215 NOTICE

SECTIONS 217-218 OF THE TOWN AND COUNTRY PLANNING ACT 1990

217—(1) A person on whom a notice under Section 215 is served, or any other person having an interest in the land to which the notice relates, may, at any time within the period specified in the notice as the period at the end of which it is to take effect, appeal against the notice on any of the following grounds:

- (a) that the condition of the land to which the notice relates does not adversely affect the amenity of any part of the area of the local planning authority who served the notice, or of any adjoining area;
- (b) that the condition of the land to which the notice relates is attributable to, and such as results in the ordinary course of events from the carrying on of operations or a use of land which is not in contravention of Part III;
- (c) that the requirements of the notice exceed what is necessary for preventing the condition of the land from adversely affecting the amenity of any part of the area of the local planning authority, who served the notice, or of any adjoining area;
- (d) that the period specified in the notice as the period in which any steps required by the notice are to be taken falls short of what should reasonably be allowed.

(2) Any appeal under this section shall be made to the Magistrates Court acting in which the land in question is situated.

(3) Where such an appeal is brought, the notice to which it relates shall be of no effect pending the final determination or withdrawal of the appeal.

(4) On such an appeal the Magistrates Court may correct any informality, defect or error in the notice if satisfied that the informality, defect or error is not material.

(5) On the determination of such an appeal the Magistrates Court shall give directions for giving effect to their determination, including, where appropriate, directions for quashing the notice or for varying the terms of the notice in favour of the appellant.

(6) Where any person has appealed to a Magistrates Court under this section against a notice, neither that person nor any other 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.

218 —Where an appeal has been brought under section 217, an appeal against the decision of the Magistrates Court on that appeal may be brought to the Crown Court by the appellant or by the local planning authority who served the notice in question under section 215.

ROCK



otel

2



Car
Park

10 8

11

10

PH

Post

LIFEBOAT
PLAIN

Oddfellows

Hall

GUN STREET

1

6

7

12

The Old

Boat

House

LB 13.9m

PH

13

11.9m

Ps

WYNDHAM STREET

OS MasterMap®

1:500

DMS

4 March 2014

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Ordnance Survey
100018623

Aerial Photos
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1 High Street, Sheringham

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