

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

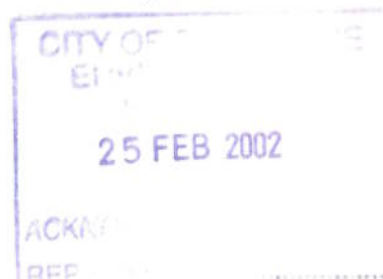
TOWN AND COUNTRY PLANNING ACT 1990 (as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

ISSUED BY: Cambridge City Council

- 1. THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(a) 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. 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 4 and 4A Laburnum Close Cambridge as shown edged red on the attached plan (“the land”).
- 3. THE BREACH OF PLANNING CONTROL ALLEGED**
Without planning permission, the making of a material change of use of the land. A static caravan used formerly as ancillary accommodation in conjunction with 4 Laburnum Close is now in use as a separate, independent residential unit. A fence has been erected dividing the curtilage of 4 Laburnum Close to create 4 Laburnum Close and 4A Laburnum Close. That part of the land on which the static caravan is sited (4A Laburnum Close) has become a separate planning unit.
- 4. REASONS FOR ISSUING THIS NOTICE**
The use of the static caravan as a separate dwelling has intensified the use of the land and created a separate planning unit, 4A Laburnum Close, which is temporary in form and in close proximity to the windows and curtilage of 4 Laburnum Close. Each of these factors together result in an adverse effect on the character and constraints of the land to the detriment of the amenity of neighbouring properties, in particular of 4 Laburnum Close, due to increased noise and disturbance. The unauthorised use of the land is therefore contrary to the provisions of policy SP12/10 of the Cambridgeshire Structure Plan (1995) and policies BE2, BE4, NE8, HO5 and paragraph 5.28 of the Cambridge Local Plan (1996), and fails to meet the yardsticks of fairness and the principle of good neighbourliness set out in paragraph 64 of Planning Policy Guidance Note 1 ‘General Policy and Principles’ (1997).

It appears to the Council that this unauthorised development has occurred within the last ten years.



5. WHAT YOU ARE REQUIRED TO DO

1. Permanently cease the use of the static caravan on the land as a separate residential unit.
2. Remove the fence dividing the curtilage of 4 Laburnum Close into two separate planning units.

6. TIME FOR COMPLIANCE

3 months from the date when this notice comes into effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on **26 March 2002** unless an appeal is made against it beforehand.

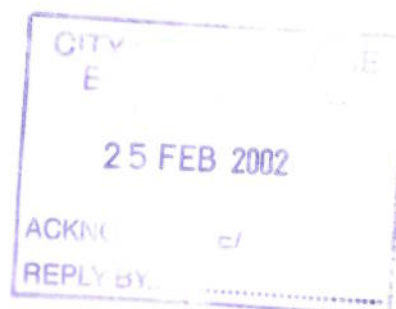
Dated: 22 February 2002



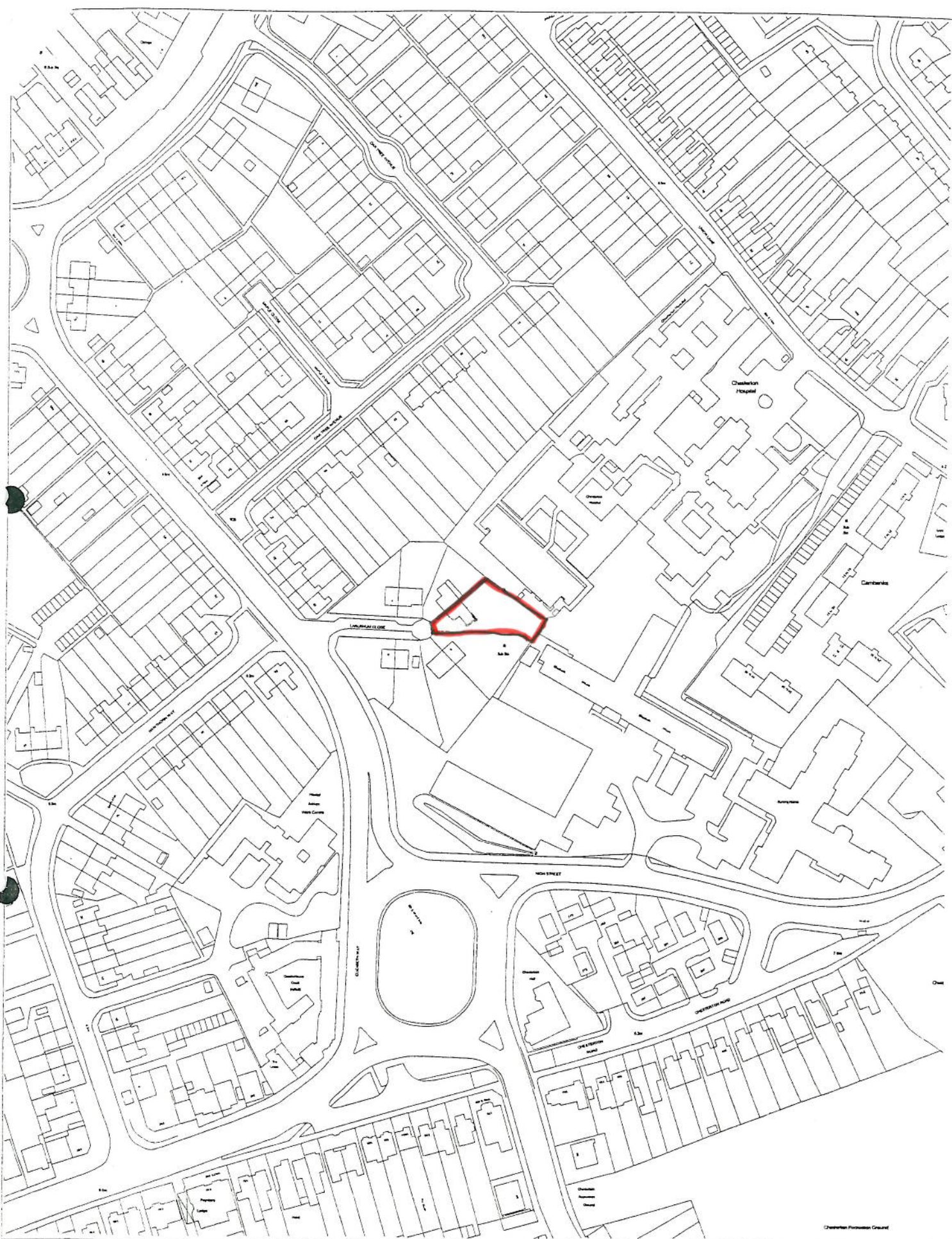
Signed:

Head of Legal Services

On behalf of: Cambridge City Council, The Guildhall, Cambridge, CB2 3QJ.



bridge



C/01/0089/FP - 4 Laburnum Close

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Date: 23/03/2001
 Drawn By: Joanne Davis
 Section / Department: DC, Planning
 Scale: 1:2,000



