IMPORTANT – THIS
COMMUNICATION AFFECTS YOUR PROPERTY

Planning (Town and Country Planning Act) Act 1990, Section 215

Section 215 Notice Served by: Somerset Council

To: The Owner
3 South Street
Wellington
Somerset
TA21 8NR

1. Somerset Council ('the Council') is the local planning authority for the purposes of Section 215 of the Town and Country Planning Act 1990 ('the Act').

2. You are the owner of land situated at ('the Land') edged in red on the attached plans.

3. It appears to the Council that the amenity of part of its area is adversely affected by the condition of that Land.

4. In accordance with its powers mentioned above, NOTICE IS GIVEN that the Council requires that the steps set out in the Schedule below should be taken to remedy the condition of the Land.

5. Steps i) to iv) in the Schedule should be complied with in full within eight weeks of the date on which this Notice takes effect.

   If you do not take the required action to comply with this Notice your failure could result in several courses of action. Either or all of these actions may be pursued as follows:

   a) A prosecution in the magistrates' court for non-compliance with this Notice, which could result in a substantial fine if found guilty of an offence.

   b) The Council carrying out the works required by the Notice followed by action in the County Court to recover, from you, all expenses and costs reasonably incurred by such action.

   c) Registration with HM Land Registry of a charge on your Land recoverable should the Land be sold.

6. This Notice shall take effect, subject to the provisions of Section 217 of the act, at the end of the period of four weeks after the date of service of this Notice on you.

Schedule

i) Clear and repair the guttering and downpipe from the roof to ensure that the water drains away without running down the outer wall.

ii) Remove moss growing on external walls.

iii) Relace all broken and missing glazing in the doors and windows.

iv) Carry out conservation repairs to the sash windows, ensure that they are secure, watertight, and repainted.

v) Clean and repaint building frontage.

vi) Clean off and re-secure the front awning.

vii) Remove any debris or insecure items from the front of the building excluding bins that are in use.

viii) Ensure inside ground floor window coverings are tidy.

3 South Street is a listed building and any works other than like-for-like repairs may require Planning and Listed Building Consent. You are therefore advised to consult with the Council's Heritage at Risk Officer or Conservation Officer before any replacement features are manufactured or installed. Failure to do so could result in further enforcement action being taken under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Dated: 11 May 2023

Signed: 

Sarah Stevens
Interim Service Manager – Development Management (West)

Please address any communications to:

Amy Kemmish
Project Manager - Heritage at Risk
Somerset Council
The Deane House
Belvedere Road
Taunton
TA1 1HE