

**IMPORTANT - THIS COMMUNICATION  
AFFECTS YOUR PROPERTY**

**ENFORCEMENT NOTICE**

**OPERATIONAL DEVELOPMENT**



The Town and Country Planning Act 1990 (as amended)

**ISSUED BY THE CITY AND COUNTY OF SWANSEA (“The Council”)**

**COUNCIL REFERENCE ENF2018/0376**

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 Town and Country Planning Act 1990 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 all other material planning considerations. The **annex** at the end of the Notice contains important additional information.

2. **THE LAND TO WHICH THIS NOTICE RELATES**

Land at 27 Uplands Crescent (known as “The Bookshop”) Uplands Swansea SA2 0NX in the City and County of Swansea (“the Land”), shown edged red on the plan appended hereto (“the Plan”).

3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission, the removal of a shop front and the installation of a new shop front with bi-fold security doors.

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.

The shop front by virtue of its recessed nature and overall design results in a development that departs significantly from the established character and appearance of the remainder of shop fronts within the streetscene standing as a stark and incongruous addition which fails to preserve or enhance the character or appearance of the Ffynone and Uplands Conservation Area contrary to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and fails to comply with policies HC 1, HC 2 and PS 2 of the Adopted Swansea Local Development Plan (2010-2025) and advice provided in the Shop Front & Commercial Frontage Design Guide SPG (Adopted January 2017).

5. **WHAT YOU ARE REQUIRED TO DO**

- (i) Remove the new shop front including bi-fold security doors;
- (ii) Remove all resultant debris.
- (iii) Replace with a shopfront to match the former shop front as shown in the attached photograph entitled ‘Former Shop Front’.

**6. TIME FOR COMPLIANCE**

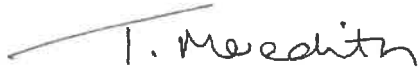
Three months beginning with the day on which this notice takes effect.

**7. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **30<sup>th</sup> September 2019** unless an appeal is made against it before that date.

Dated: **30<sup>th</sup> August 2019**

Signed:



Designation: **Chief Legal Officer**  
**The Council's Authorised Officer**

Address to which all communication should be sent:

**Phil Holmes**  
**Head of Planning and City Regeneration**  
**City and County of Swansea**  
**Civic Centre**  
**Oystermouth Road**  
**Swansea**  
**SA1 3SN**

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# ANNEX

## YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate appointed by the National Assembly for Wales before the date specified in paragraph 7 of the Notice. The below information provides advice on how to appeal. Please read the information carefully along with the relevant appeal form.

## HOW TO APPEAL

The Planning Inspectorate has produced a booklet on "Making your Enforcement Appeal". You can access a PDF version of the booklet from the Planning Inspectorate website to print <http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>.

Appeals can be made online from the Appeals Casework Portal at <https://acp.planninginspectorate.gov.uk/> and copies of the relevant appeal form can be obtained from the Planning Inspectorate

Address : The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

Telephone : Telephone: 0303 444 5962

E-mail : [wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)

or downloaded from the following website:

<http://gov.wales/topics/planning/appeals/appeal-guidance-and-information/enforcement-appeals/?lang=en>

If you decide to appeal you should send a copy of the appeal form together with a copy of the Enforcement Notice to both the Planning Inspectorate and the Council.

## ENFORCEMENT NOTICE APPEAL FEES

Should you choose to appeal this Notice on the grounds that planning permission should be granted for what is alleged in the Notice (Ground a) you are required to pay a fee to the Local Planning Authority. The fee payable in this instance is **£380.00**. Payments can be made to the City & County of Swansea Council, Planning Control, Civic Centre, Oystermouth Road, Swansea SA1 3SN quoting the reference number as specified on the Enforcement Notice.

## **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on the date specified in paragraph 7 of the Notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the Notice. Failure to comply with the Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

## **PLEASE NOTE**

If you need any independent advice about this Notice you are advised to contact a lawyer, planning consultant or other professional advisor specialising in planning matters.

## **PERSONS TO WHOM THIS ENFORCEMENT NOTICE HAS BEEN SERVED**

In accordance with Section 172(2) of the Town and Country Planning Act 1990 (as amended) this Notice has been served on:

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- 1. Uplands 27 Limited, Riverside Business Park, Swansea, Wales, SA7 0AJ**
  - 2. Uplands 27 Limited, 49 Pinewood Road Uplands Swansea SA2 0LS**
  - 3. Uplands 27 Limited , 112 Walter Road Swansea SA1 5QQ**
  - 4. The Bookshop (Uplands 27 Limited), 27 Uplands Crescent, Uplands, Swansea, SA2 0NX**
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# "THE LAND"

## "THE PLAN"



|              |                          |
|--------------|--------------------------|
| Organisation | City & County of Swansea |
| Department   | Department               |
| Comments     |                          |
| Date         | 29/08/2019               |
| PSMA Number  | 100023509                |
| Scale:       | 1:1,250                  |

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**Former Shop Front**

