



Appeal Decision

by Ken McEntee

a person appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 25 February 2020

Appeal ref: APP/N4720/C/19/3239211

Land at 57 Cardigan Lane, Burley, Leeds, Yorks, LS4 2LE

- The appeal is made under section 174 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.
- The appeal is brought by Mr S Kohli (Kohli & Son Investment Ltd) against an enforcement notice issued by Leeds City Council.
- The notice was issued on 3 October 2019.
- The breach of planning control as alleged in the notice is "Without planning permission the erection of a part three storey and part two storey building".
- The requirements of the notice are: Step One – Demolish the building. Step Two – Remove all detritus resulting from Step One from the land.
- The period for compliance with the requirements of the notice is "Six months beginning with the day on which this notice takes effect".
- The appeal is proceeding on the ground set out in section 174(2)(g) of the Town and Country Planning Act 1990 as amended.

Summary of decision: The appeal is dismissed and the enforcement notice is upheld without variation.

Reasons for the decision

1. The appellant stated reason for the appeal is "The time allowed is not sufficient to address the issues raised". However, he has not explained what those issues are or why he considers the time allowed to comply with the notice is too short. Neither has he stated what time period he considers would be sufficient. With the lack of any supporting evidence, it is reasonable to conclude that the appeal was made without substance. In these circumstances, I see no good reason to extend the compliance further and consider the six months given to be adequate. The ground (g) appeal fails accordingly.

Formal decision

2. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld.

K McEntee