



Appeal Decision

by **Ken McEntee**

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

Decision date: 15 July 2025

Appeal ref: APP/U2750/C/23/3323973

Land known as Quarry House, Blazefield, Pateley Bridge, North Yorkshire

- 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 Leslie Ashby against an enforcement notice issued by North Yorkshire Council.
- The notice was issued on 9 May 2023.
- The breach of planning control as alleged in the notice is: "The construction of a new residential dwelling house".
- The requirements of the notice are "i) Cease the residential use of the building. ii) Remove the roof and single storey extension and remove all materials from the site".
- The time period for compliance with the notice is: "6 months from the date upon 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. At the time of appealing, the appellant requested that the time period to comply with the requirements of the notice be extended to 12 months due to the ongoing cost of living crisis. I note that the Council agreed with the appellant that a 6-month compliance period would be challenging. However, some 25 months have elapsed since the appeal was submitted with enforcement action effectively suspended. As the compliance period will begin again from the date of this decision, the appellant will effectively have had some 31 months, which is 13 months more than that requested, for his financial situation to improve, to be in a position to cease the residential use of the unauthorised development and to remove it from the land. Therefore, there does not appear to be any good reason before me to extend the compliance period further.

Formal decision

2. For the reasons given above, the appeal is dismissed and the enforcement notice is upheld without variation.

K McEntee