
Appeal Decision

by Ken McEntee

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

Decision date: 28 August 2025

Appeal ref: APP/P2745/C/24/3352489

Land at Stanwick Arms, High Green, Aldbrough St John, Richmond, North Yorks, DL11 7SZ

- 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 Samuel Straker against an enforcement notice issued by North Yorkshire Council.
- The notice was issued on 29 August 2024.
- The breach of planning control as alleged in the notice is: "Without planning permission, the construction of a first-floor porch along with the associated external staircase".
- The requirements of the notice are "a) Remove the First-Floor Porch. b) Remove the staircase (with fittings). c) All Porch and staircase debris is to be removed from the land".
- The time period for compliance with the notice is "6 (six) months from when 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 believes the period for compliance with the requirements of the notice is too short as it will be damaging to the business which is an important centre for the village community. He points out that bookings have been taken up to May 2025, staff will need to be given sufficient notice to find alternative employment and he would like to submit a planning application for a revised development. He therefore requests that the compliance period be extended to 12 months. However, while I note the reasons put forward by the appellant, I am mindful that some 11 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 17 months in which to carry out the necessary works to comply with the requirements with the notice, which is some 5 months more than that requested. That being the case, there does not appear to be any good reason before me to extend the compliance period further. The appeal fails accordingly.

Formal decision

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

K McEntee