

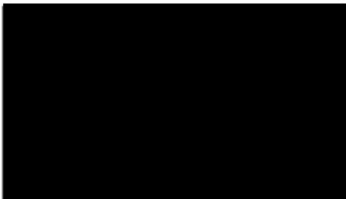
# IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990**  
(AS AMENDED BY THE PLANNING AND COMPENSATION ACT 1991)

## PLANNING CONTRAVENTION NOTICE

ISSUED BY: South Staffordshire District Council

TO: Mr Adam Taylor



1. **THIS NOTICE** is served by the Council because it appears to it that there may have been a breach of planning control within section 171A(1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council requires you, in exercise of its powers under Section 171C(2) and (3), so far as you are able, to provide certain information about interests in, and activities, on the land.

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

Land and Buildings known as Crooked House, Crooked House Lane, Dudley, DY3 4DA;, shown edged red on the attached plan ( "the Land").

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

Without planning permission, the demolition of buildings on the Land falling within Class A4 (drinking establishments).

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

Provide in writing the following information:

- a) Your full name (including any middle names), and full address of the property at which you currently reside.

George Adam Taylor (known as Adam Taylor)



b) State what interest you have in the Land; and the name and postal address of any persons known to you to have an interest in the land (include all owners, mortgagees, charges, lessees, licensees and any other person(s) with a right to the use of this land for any purpose).

Shareholder in ATE Farms Ltd. which is the company that owns the land and buildings  
known as Crooked House

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c) Please provide any information and copies of all documents you hold relating to 4 b) above that may assist the Council in understanding who has an interest in the Land.

N/A

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d) Provide the name and any postal address and any contact details of any person known to you who, was involved in the works to the buildings on the Land on the 7<sup>th</sup> August 2023 and in particular specify:

- who authorised the works?
- who carried out the works?

- who owned the machinery that carried out the work?
- who was in charge of the Site, who was on Site and who was otherwise involved in carrying out the works or causing or allowing the works to take place?

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Point 1 Adam Taylor on behalf of;

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Point 2 AT Contracting & Plant Hire Ltd.

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Point 3 Linden Thomas Plant Hire Ltd.

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Point 4 AT Contracting & Plant Hire Ltd.

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- e) Please provide any information and copies of all documents you hold relating to the information required in 4d) above.

None available

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f) Did you have a schedule of works for the removal of the sections of wall, that had been agreed with South Staffordshire Council that were to be removed, in order to make the building safe, as indicated on Appendix 1 attached to this Notice? If the answer to this question is 'yes', please provide any schedule of works associated with the work carried out on the buildings on the Land on Monday 7<sup>th</sup> August 2023.

The schedule of work was discussed verbally. Appendix 1 was not available at the time.

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g) What section of the building was taken down first during the work undertaken on Monday 7<sup>th</sup> August 2023?

The section of side walls on the first floor.

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h) Please provide any plans, brochures, and/or surveys (structural or otherwise) of the Buildings prior to demolition that you hold. This includes any of those documents which were part of, or prepared as part of, the 2023 sale/purchase of the Buildings such as sale particulars you were provided with when purchasing the Crooked House Pub.

Please see enclosed copy of Sale details

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**5. OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO THE NOTICE**

If you wish to make an offer to apply for planning permission, or to stop carrying out any operations or activities, or to undertake remedial works; or to make any representations about this notice, the Council will consider them before the 21-day deadline (8 September 2023). If you wish to make representations, you will need to contact the officer dealing with the case (contact details of the officer can be found on the covering letter).

**6. WARNING**

It is an offence to fail, without reasonable excuse, to comply with any requirement of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence.

It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

Please sign below to confirm you have read and understood the warning of Section 6.

SIGNATURE



DATE

7-9-2023

**7. ADDITIONAL INFORMATION**

If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serves a stop notice, and/or one or more temporary stop notices under sections 183 and 171E respectively of the 1990 Act, section 186(5)(b) of the 1990 Act provides that you should otherwise become entitled (under Section 186) to compensation for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Date: 17 August 2023

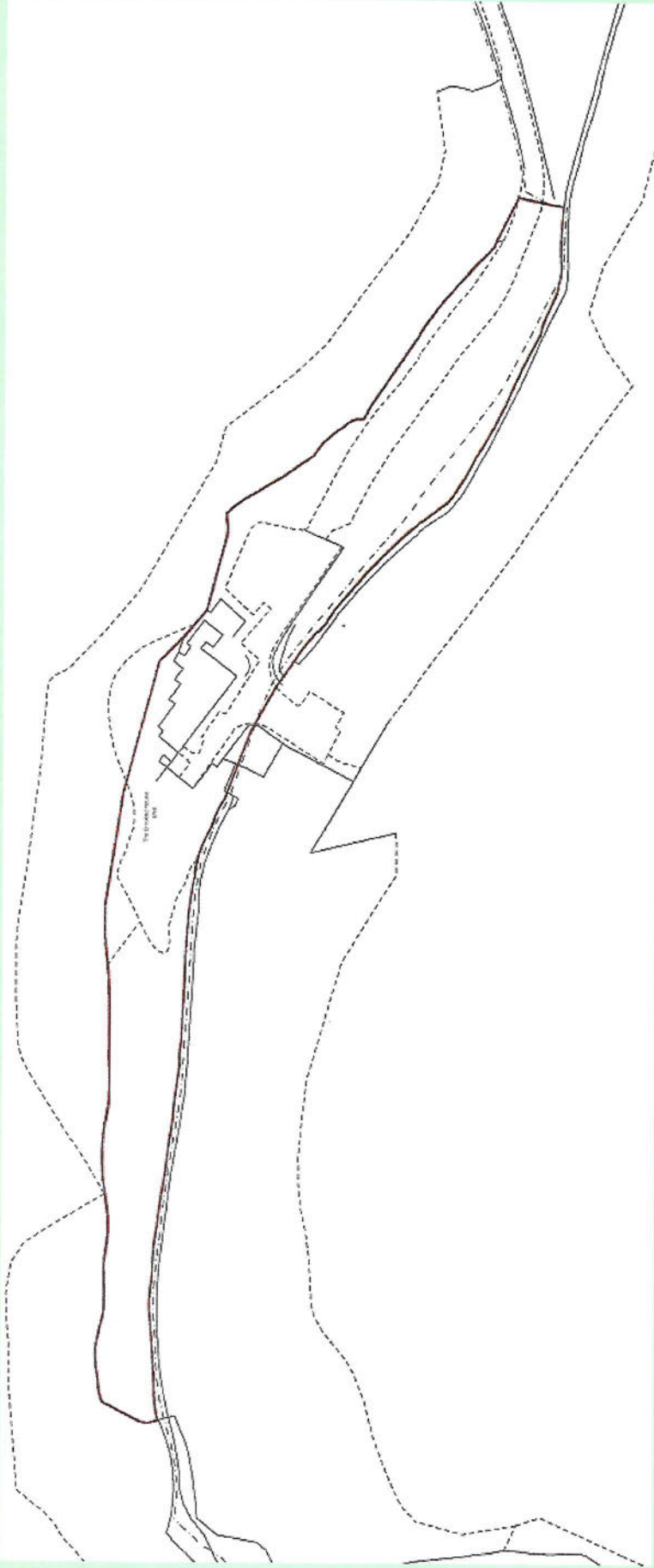
Signed:

Handwritten signature of Annette Roberts in black ink, underlined.

Annette Roberts

Corporate Director of Place and Communities

Crooked House, Crooked House Lane, Dudley, DY3 4DA



PLANNING ENFORCEMENT REFERENCE: 23/00199/UNDEV

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SCALE: 1:1250



## APPENDIX 1

Areas of front façade to be demolished for safety reasons outlined in red as approved by South Staffordshire District Council.

