



Walsall Council

Gurwinder Singh
c/o Obaid Khaliq
Architecture and Interior Design Ltd
51 Coleshill Rd
Hodgehill
Birmingham B36 8DT

Reference: E21/0104
Case Officer: Frank Whitley
Email: Frank.whitley@walsall.gov.uk
Date: 10 March 2022

Planning Enforcement

Enforcement Case Details

Reference:	E21/0104
Site Address:	117 Sandringham Avenue, Willenhall, WV12 5TG
Details of alleged unauthorised development	Demolition of dwelling and erection of replacement

Dear Mr Singh

I note that planning application 20/1629 has been withdrawn and will now not be determined by Planning Committee today. This being the case there is no immediate prospect of the alleged unauthorised dwelling being regularised under S73A of the Town and Country Planning Act 1990. Significant concerns have been raised how satisfactory alterations could be made given the condition of the building and in the context of the planning officer's report and recommendations. Your client's decision to withdraw the application has in turn informed the enforcement investigation which continues.

The situation has been reviewed by the enforcement team and planning colleagues. I write to advise the Local Planning Authority has no alternative but to request the unauthorised dwelling is demolished. A report is likely to be presented to the Planning Committee seeking authority for formal enforcement action in due course. There may be a window of opportunity to avoid enforcement action if your client is prepared to agree and commit to mutually acceptable timescales to demolish the



Walsall Council

building, and also agree to a scheme of associated works to make good the site and adjoining property.

Your client should be aware that non-compliance with an enforcement notice is a criminal offence and could result in a substantial fine in the Magistrates Court. Your client is encouraged to seek legal advice.

Please confirm your intended course of action in the next 5 working days.

Yours sincerely

Frank Whitley

Senior Planning Enforcement Officer, Development Management, Walsall
Metropolitan Borough Council, Civic Centre, Walsall, WS1 1TP

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