

**PLANNING (LISTED BUILDINGS AND CONSERVATION  
AREAS) ACT 1990  
SECTION 48**

**REPAIRS NOTICE IN RESPECT OF**

**Aziz Ur-Rehman C/O 134/136 White Abbey Road, Bradford  
BD8 8DP**

**And**

**HSBC Bank PLC, Mortgage Service Centre, PO Box 1546, Sheffield  
S1 2UJ**

**WITH REFERENCE TO**

**Manningham Manor House, 23 Rosebery Road, Manningham,  
Bradford, BD8 7QB**

**ISSUED BY CITY OF BRADFORD METROPOLITAN DISTRICT  
COUNCIL**

**THIS IS AN IMPORTANT NOTICE AFFECTING YOUR  
PROPERTY**

## REPAIRS NOTICE

### WHEREAS:

- 1) City of Bradford Metropolitan District Council ("the Local Authority") is pursuant to Section 48 (7) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act"), the appropriate authority for the purposes of section 48 of the Act.
- 2) It appears to the Local Authority that the works specified within Schedule 2 of this notice are reasonably necessary for the proper preservation of the listed building more particularly described in Schedule 1 and situated in the District.

NOTICE IS HEREBY GIVEN that the Local Authority considers the works specified within Schedule 2 of this notice are reasonably necessary for the proper preservation of the Building.

The effect of this notice is:

- 1 If after two months from the date of service of this notice the Local Authority have not withdrawn the notice, the Local Authority may ask the Secretary of State to authorise it to acquire compulsorily the Building and any land comprising or contiguous or adjacent to it which appears to the Secretary of State to be required for preserving the Building or its amenities, or for affording access to it, or for its proper control or management.
- 2 If it appears to the Secretary of State that reasonable steps are not being taken for properly preserving the Building, then after he has consulted with the Historic Buildings and Monuments Commission for England if he is satisfied that it is expedient to make provisions for the preservation of the Building and to authorise its compulsory purchase for such purpose, he may make or confirm an order for the compulsory purchase of the Building and any land comprising or contiguous or adjacent to it.
- 3 If compulsory purchase procedures are initiated there is the right to apply within 28 days of service of the notice to treat to the magistrates' court for an order staying the proceedings on the ground that reasonable steps have been taken to properly preserve the Building.
- 4 On compulsory purchase of the Building, it shall be assumed for the purpose of assessing compensation that listed building consent would be granted for any works for the alteration or extension of the Building, or for the demolition of the Building for the purpose of development of any class specified in Schedule 3 to the Town and Country Planning Act 1990 other than works in respect of which consent has been applied for before the date of the compulsory purchase order and refused by the Secretary of State or

granted subject to conditions, the circumstances having been such that compensation became payable under Section 27 of the Act.

- 5 If the Secretary of State is satisfied that the Building has been deliberately allowed to fall into disrepair for the purpose of justifying its demolition and the development or re-development of the site, or any adjoining site, he may include in the compulsory purchase order a direction for minimum compensation. The effect of such a direction is that for the purpose of assessing compensation for compulsory purchase it is assumed that planning permission would not be granted for any development or re-development of the site of the Building and that listed building consent would not be granted for any works, other than works necessary for restoring it to and maintaining it in a proper state of repair. Where such direction is included in a compulsory purchase order or draft order, there is the right to apply to the magistrates' court, within 28 days after service of the notice of the minimum compensation direction, for an order that no such direction be included.

DATED the 19<sup>th</sup> day of March 2008

Signed Christophyle

Assistant Director (Planning), Department of Regeneration.

For and on behalf of City of Bradford Metropolitan District Council

Jacobs Well, Manchester Road, Bradford, West Yorkshire, BD1 5RW