



# Ryedale District Council

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**REPORT TO:** North Yorkshire Building Control Partnership Board

**DATE:** 29 June 2011

**REPORTING OFFICER:** Les Chapman  
Head of Building Control

**SUBJECT:** Street Naming and Numbering Appeal

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## **1.0 PURPOSE OF REPORT**

- 1.1** To review a recent decision by Street Naming and Numbering to rename eight flats at Fulford Road, Scarborough, following a letter of appeal from residents of the flats.

## **2.0 RECOMMENDATIONS**

That Members adjudicate on the appeal.

## **3.0 REPORT**

- 3.1** The original property was constructed in the 1930s and was registered at that time with the Land Registry as 3 Fulford Road, Scarborough. The property was then converted in the 1970s to form eight flats and was renamed Flats 1-8, 3 Fulford Road, Scarborough. The original entrance to this building is off Fulford Road. However following conversion the original front entrance is only accessible by one of the flats and the remaining flats are entered by a communal entrance at the side of the property fronting on to Princess Royal Terrace. The arrangement of using Fulford Road as the address to all of the flats has not caused any problems over the years with all post being delivered to the correct address and when necessary emergency services locating the correct flat.
- 3.2** Earlier this year the owner of Flat 2 found that the property was missing from the official register of addresses at the Post Office and contacted Scarborough Borough Council to have this omission rectified.
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- 3.3** Resulting from this request the Officer concerned visited the site and having found that only Flat 1 and Flat 8 (basement flat) have access from Fulford Road renamed Flats 2- 7 with a Princess Royal Terrace address and postcode due to the main access being off Princess Royal Terrace. Renaming these properties has caused the occupants significant inconvenience in having to have all their correspondence details amended for utilities, banks, land registry, conveyancing, title deeds etc.
- 3.4** Two of the flat owners have been in protracted correspondence with the Council and the Partnership and have asked for the decision to be reviewed. As there appears to be no formal appeals process it is considered by Officers that the previous system of appeal in place for Selby District Council to the Partnership Board would be the most appropriate vehicle to review this current request.
- 3.5** Annex 1 sets out the owners' request to revert back to the original address of Fulford Road for all the properties and the installation of clearer signage on the property re access, post etc as confirmed by the management company in Annex 2.

#### **4.0 FINANCIAL IMPLICATIONS**

- 4.1** There are possible financial implications as should the original address be accepted then a claim for compensation for costs could be made by the property owners for amending title deeds etc.

#### **5.0 LEGAL IMPLICATIONS**

- 5.1** The flats should have clearly definable addresses for the delivery of post and the attendance of emergency services.

#### **6.0 RISK ASSESSMENT**

- 6.1** Failing to provide clearly definable addresses for these flats could lead to confusion and delays in attending by emergency services.

#### **7.0 CONCLUSION**

It is essential that Members review the decision which is binding on all parties.

**Background Papers:** Correspondence between Street Naming and Numbering and flat owners.

**OFFICER CONTACT:** Please contact Les Chapman, Head of Building Control if you require any further information on the contents of this report. The officer can be contacted on 01347 825760, or at [les.chapman@nybcp.org](mailto:les.chapman@nybcp.org).