



ORKNEY
ISLANDS COUNCIL

Planning Enforcement Register

Updated 04 November 2024

Case reference	Land / property affected	Reason for enforcement action	Type of Notice	Date issued	Date for compliance	Outcome
24/092/LBE	St Michael's Kirk, Harray	Unauthorised works to a listed building	Temporary Stop Notice	29 October 2024	29 October 2024	
18/088/UA	Land near Millhouse, Harray	Unauthorised change of use of land	Enforcement Notice	23 October 2024	05 January 2026	
21/013/UA	Teeo Quoy, Stenness	Unauthorised change of use of land	Section 33A Notice	15 October 2024	15 February 2025	
20/036/UA	(land near) Orkney Auction Mart, Kirkwall	Unauthorised change of use of land	Enforcement Notice	30 September 2024	30 March 2025	
16/068/BCP	Barnquoy, Holm	Breach of condition of 16/047/PP	Section 33A Notice	27 September 2024	27 January 2025	
16/068/BCP	Barnquoy, Holm	Breach of condition of 16/047/PP	Enforcement Notice (Breach of Conditions)	27 September 2024	27 January 2025	
24/010/UA	Ben Loyal, Holm	Breach of condition of 20/273/PP	Enforcement Notice (Breach of Conditions)	27 September 2024	27 January 2025	Appealed
20/079/UA	(land near) Pretty, Rousay	Residential use of an unauthorised structure	Enforcement Notice	04 September 2024	04 June 2025	
23/093/UA	(land near) Redlums, Rousay	Breach of conditions of 21/010/PP	Enforcement Notice (Breach of Conditions)	04 September 2024	04 March 2025	
23/051/UA	(land near) Brekkaby, Rousay	Breach of conditions of 21/421/PP	Enforcement Notice (Breach of Conditions)	04 September 2024	04 March 2025	Appealed
21/053/BCP	Skyran, Rackwick, Hoy	Breach of condition of 17/539/PP	Enforcement Notice (Breach of Conditions)	03 September 2024	03 March 2025	Appealed
22/053/UA	Warrenfield House, Kirkwall	Unauthorised developments and change of use	Section 33A Notice	23 July 2024	23 December 2024	Compliance

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22/053/UA	Warrenfield House, Kirkwall	Breach of condition of 21/456/PP	Enforcement Notice (Breach of Conditions)	23 July 2024	23 October 2024	Compliance – Notice Withdrawn
23/097/UA	Longbigging, Westray	Breach of condition of 14/047/PP	Enforcement Notice (Breach of Conditions)	16 July 2024	16 January 2025	
23/010/UA	Lower Bisgarth, Evie	Unauthorised development and change of use of a building	Section 33A Notice	11 July 2024	11 November 2024	
23/126/UA	Solvhus, Orphir	Breach of conditions of 19/229/PP	Enforcement Notice (Breach of Conditions)	07 June 2024	07 December 2024	Compliance – Notice Withdrawn
21/103/UA	Sinclair General Stores, Sanday	Unauthorised siting of containers and structures	Section 33A Notice	06 June 2024	06 September 2024	Non-Compliance
21/103/UA	Sinclair General Stores, Sanday	Breach of conditions of 13/008/TPP	Enforcement Notice (Breach of Conditions)	06 June 2024	06 December 2024	
20/036/UA	(land near) Orkney Auction Mart, Kirkwall	Unauthorised change of use of land	Section 33A Notice	08 May 2024	08 August 2024	Non-compliance; Enforcement Notice issued 30 September 2024
23/100/COU	'The Blockyard', Tankerness	Unauthorised change of use of land and siting of structures	Section 33A Notice	26 April 2024	26 June 2024	Compliance
23/153/UA	Ferndale, Kirkwall	Unauthorised removal of chimney stacks and boarding of four windows	Enforcement Notice	04 April 2024	04 August 2024	Non-compliance

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23/078/LBE	The Old Store, St Mary's	Failure to reinstall roof slates in accordance with 19/302/LB	Listed Building Enforcement Notice	04 April 2024	04 November 2024	Non-Compliance
22/015/UA	The Mad Hatter, Birsay	Unauthorised steel-framed outbuilding	Section 33A Notice	04 April 2024	04 July 2024	Compliance
20/013/BCP	Ha'Gock Field, Westray	Non-compliance with access Condition	Enforcement Notice (Breach of Conditions)	29 March 2024	29 September 2024	
24/001/UA	Kraften, Stromness	Non-compliance with pre-commencement Condition	Enforcement Notice (Breach of Conditions)	04 March 2024	04 June 2024	Compliance – Notice withdrawn
16/001/BCP	Hyval, Dounby	Non-compliance with pre-commencement Condition	Enforcement Notice (Breach of Conditions)	04 March 2024	04 June 2024	Compliance – Notice withdrawn
23/106/COU	Old School, Flotta	Unauthorised creation of access, formation of hardstanding and siting of structures	Enforcement Notice	07 February 2024	05 September 2024	Compliance – Notice -withdrawn
23/141/UA	Kirkhouse, South Ronaldsay	Unauthorised agricultural shed	Section 33A Notice	06 February 2024	06 April 2024	Compliance
17/040/BCP	Gutterquoy, Birsay	Non-compliance with pre-commencement Condition	Enforcement Notice (Breach of Conditions)	29 January 2024	29 June 2024	Compliance – Notice withdrawn
16/106/BCP	Tounigar, St Andrews	Non-compliance with pre-commencement Condition	Enforcement Notice	29 January 2024	29 June 2024	Compliance – Notice withdrawn
23/129/UA	(land near) Moa Sound, Longhope	Unauthorised development of agricultural land	Enforcement Notice	07 November 2023	07 January 2023	Compliance – Notice withdrawn

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23/129/UA	(land near) Moa Sound, Longhope	Unauthorised development of agricultural land	Stop Notice	07 November 2023	10 November 2023	Compliance
23/060/BCP	(land near) Sandybank, Stronsay	Breach of Condition of 22/340/PP	Enforcement Notice (Breach of Conditions)	19 October 2023	31 March 2024	Compliance
23/129/UA	(land near) Moa Sound, Longhope	Unauthorised development of agricultural land	Temporary Stop Notice	10 October 2023	10 October 2023	Compliance
23/021/UA	56 Hamnavoe, Stromness	Unauthorised development in garden ground	Enforcement Notice (Re-issued)	10 October 2023	05 December 2023	Compliance – Notice withdrawn
23/122/LBE	Old Manse, Watergate, Kirkwall	Unauthorised roofing works to a listed building in the Kirkwall conservation area	Listed Building Enforcement Notice	04 October 2023	04 March 2024	Appeal dismissed. Compliance.
23/021/UA	56 Hamnavoe, Stromness	Unauthorised development in garden ground	Enforcement Notice	29 June 2023	25 August 2023	Withdrawn
23/030/BCP	35 Victoria Street, Kirkwall	Non-compliance with listed building consent 18/474/LB	Listed Building Enforcement Notice	25 April 2023	26 June 2023	Compliance – Notice withdrawn
21/084/UA	74 Victoria Street, Stromness	Unauthorised air source heat pumps	Enforcement Notice	11 May 2023	9 June 2023	Compliance – Notice withdrawn
22/003/BCP	(land near) Vanskavaig, Carness Road, St Ola	Unauthorised engineering operation, installation of infrastructure and storage of containers	Enforcement Notice	5 May 2023	3 July 2023	Compliance – Notice withdrawn
23/002/UA	Atlantis Lodges, Finstown	Unauthorised land reclamation and coastal defence works	Temporary Stop Notice	17 February 2023	Immediate	Compliance

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21/086/UA	Cairston Road, Stromness	Unauthorised access and creation of hardstanding	Temporary Stop Notice	2 November 2021	2 November 2021	Compliance
19/007/UA	Quarry, (land near) Uppertown, Hoxa, South Ronaldsay KW17 2TW	Unauthorised commercial mineral extraction	Enforcement Notice	18 October 2021	19 February 2022	Non-compliance.
21/059/LBE	81 Victoria Street, Kirkwall, Orkney, KW15 1DQ	Unauthorised removal of timber windows and unauthorised installation of UPVC windows	Listed Building Enforcement Notice	13 October 2021	12 November 2022	Non-compliance.
21/070/UA	12 Bridge Street, Kirkwall, KW15 1HR	Unauthorised Advertisement	Control of Advertisement Enforcement Notice	22 September 2021	17 November 2021	Compliance
21/059/LBE	81 Victoria Street, Kirkwall, Orkney, KW15 1DQ	Unauthorised removal of timber windows and unauthorised installation of UPVC windows	Listed Building Enforcement Notice	22 September 2021	20 April 2022	Withdrawn
19/007/UA	Quarry, (land near) Uppertown, Hoxa, South Ronaldsay KW17 2TW	Unauthorised commercial mineral extraction	Enforcement Notice	28 June 2021	28 October 2021	Appeal Upheld
19/007/UA	Quarry, (land near) Uppertown, Hoxa, South Ronaldsay KW17 2TW	Unauthorised commercial mineral extraction	Stop Notice	28 June 2021	29 June 2021	Compliance

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19/007/UA	Quarry, (land near) Uppertown, Hoxa, South Ronaldsay KW17 2TW	Unauthorised commercial mineral extraction	Temporary Stop Notice	31 May 2021	Immediate	Compliance
18/435/PP	Pickaquoy Cottage, Pickaquoy Road, Kirkwall	All development, including demolition, earth moving, excavation or other activity using plant or machinery, alleged breach of conditions attached to planning consent 18/435/PP	Stop Notice	6 June 2019	Immediate	Compliance
18/062/LBE	Schoolhouse, Deerness	Unauthorised works to a listed building	Listed Building Enforcement Notice			Non-Compliance – Fixed Penalty Notice issued 28 August 2018
19/008/BCP 18/033/PP	22 High Street (land to rear), Kirkwall, Orkney	All development, including demolition, earth moving, excavation or other activity using plant or machinery, alleged breach of conditions attached to planning consent 18/033/PP	Stop Notice	6 June 2019	Immediate	Compliance
18/061/UA	Flat 3 / 40 Victoria Street, Stromness KW16 3AA	Unauthorised UPVC window, door and Air Source Heat Pump in conservation area	Enforcement Notice	4 July 2018	8 February 2019	Compliance – Notice withdrawn

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18/045/UA	Murray Arms Hotel, Back Road, St Margaret's Hope, Orkney, KW17 2SP	Unauthorised UPVC windows in Conservation Area	Enforcement Notice	26 June 2018	8 February 2019	Compliance – Notice withdrawn
18/044/UA	West End, Cromarty Square, St Margaret's Hope, Orkney, KW17 2SN	Unauthorised UPVC windows in Conservation Area	Enforcement Notice	26 June 2018	8 February 2019	Compliance
17/110/COU	35 Victoria Street, Kirkwall, KW15 1DN	Unauthorised Change of Use from Class 1 (Shops) to Class 3 (Food and Drink)	Section 33A Notice	18 September 2018	27 November 2018	Compliance
18/010/COU	Former Fish Factory, Stronsay, KW17 2AS	Unauthorised use of commercial building as a domestic dwelling	Section 33A Notice	18 September 2018	27 November 2018	No – further action under consideration
18/027/UA	27 Alfred Street, Stromness, KW16 3DF	Unauthorised Air Source Heat Pump	Section 33A Notice	18 September 2018	27 November 2018	Compliance
18/035/UA	Standing Stones Hotel, Stenness, KW16 3JX	Unauthorised creation of permanent floorspace	Section 33A Notice	18 September 2018	27 November 2018	Compliance
17/098/UA	Rosehill Farm, Stromness, KW16 3HU	Unauthorised Mobile Home being used as permanent dwelling	Enforcement Notice	26 June 2018	8 November 2018	No – further action under consideration

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17/116/BCP	14 Franklin Road, Stromness, KW16 3DZ	Fail to install Air Source Heat Pump Housing on listed building	Listed Building Enforcement Notice	20 March 2018	29 May 2018	Compliance
17/025/UA	Lochside, Burray, Orkney	Condition and appearance of the land adversely affects the appearance of the neighbourhood.	Amenity Notice	7 March 2018	4 April 2018	Compliance period extended
17/096/BCP	Springfields (land near), Berstane Lodge Road, Kirkwall, Orkney, KW15 1SZ	Breach of condition	Breach of Condition Notice	27 February 2018	24 April 2018	Compliance
17/066/COU	Rufford, Burray, Orkney, KW17 2SU.	Unauthorised siting and storage of static residential caravans.	Enforcement Notice	11 October 2017.	21 December 2017.	Non-compliance; Fixed Penalty issued. Removal of unauthorised caravans underway.
16/093/UA Appeal ref: ENA-330-2000.	Flat 3, 40 Victoria Street, Stromness, Orkney, KW16 3AA.	Unauthorised installation of an Air Source heat Pump and unauthorised replacement of original timber window and door with UPVC replacement.	Enforcement Notice	27 June 2017 Appeal dismissed: 14 November 2017.	14 May 2018.	Compliance. Notice withdrawn
17/010/UA.	39 Graham Place, Stromness.	Unauthorised installation of an Air Source Heat Pump.	Listed Building Enforcement Notice	21 March 2017.	02 August 2017.	Compliance

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16/109/UA. Appeal ref: LBE-330-2001.	10 Ness Road, Stromness, KW16 3DL	Unauthorised replacement of timber windows with UPVC replacements.	Listed Building Enforcement Notice	21 February 2017 Appeal Dismissed: 19 May 2017.	19 May 2027.	
14/024/UA.	Land at Lowerlands of Midhouse, South Ronaldsay.	Unauthorised siting of a portable building.	Enforcement Notice	07 November 2014.	31 March 2015.	Compliance
13/033/UA.	Land near Claybraes, South Ronaldsay.	Unauthorised siting of a portable building.	Enforcement Notice	15 November 2013.	06 January 2014.	Compliance
13/043/LB.	St Mary's Church, Burwick, South Ronaldsay, KW17 2RW.	Unauthorised removal of stone bell tower from a listed building, and the use of inappropriate materials as part of temporary repairs to a listed building.	Building Enforcement Notice	04 November 2013.	06 August 2014.	Compliance
12/010/CON SRV.	Voluntary Action Orkney, Anchor Buildings, 6 Bridge Street, Kirkwall, KW15 1HR.	Unauthorised installation of front door in a building situated within the Kirkwall Conservation Area.	Enforcement Notice	11 March 2013.	31 October 2013.	Compliance
09/00014/C OU.	Midhouse (Land Near), South Ronaldsay.	Unauthorised building an engineering works associated with perceived construction of a dwelling.	Enforcement Notice	12 January 2011.	11 February 2011.	Compliance

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9/00014/CO U.	Midhouse (Land Near), South Ronaldsay.	Unauthorised siting of a caravan.	Enforcement Notice	12 January 2011.	11 August 2011.	Compliance
10/452/PP.	Gairsty Quarry, Quoyloo.	Breach of Planning Condition.	Breach of Condition Notice	19 January 2011.	02 February 2011.	Compliance
05/04/734/P PF.	Danvia, Holm Branch Road, Kirkwall.	Breach of Planning Condition.	Breach of Condition Notice	10 August 2010.	09 October 2010.	Compliance
09/00014/C OU.	Land at Grindally, Sanday.	Unauthorised siting of a residential caravan and construction of a building to keep horses.	Enforcement Notice	18 March 2010.	30 July 2010.	
08/00002/U NTL.	Gairsty Quarry, Quoyloo.	Breach of Planning Condition.	Breach of Condition Notice	17 November 2009.	17 December 2009.	Compliance
08/00002/U NTL.	Gairsty Quarry, Quoyloo.	Land Adversely Affecting Amenity of Neighbourhood.	Amenity Notice	22 May 2009.	30 September 2009.	Compliance
08SWENF0 165.	Rufford, Burray.	Unauthorised change of use from agricultural land to land used for siting of residential caravans.	Enforcement Notice	18 December 2008.	01 March 2009.	Compliance
08/00005/L B.	23 Main Street, Kirkwall.	Unauthorised installation of UPVC windows.	Listed Building Enforcement Notice	05 September 2008	05 March 2009.	Compliance
08/05/15/80/ BCN.	Land at Cloustons Corner, Stenness.	Breach of Planning Condition.	Breach of Condition Notice	05 September 2008.	05 October 2008.	Compliance

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08/00007/B CP.	New House, Lynnview, Holm Road, Kirkwall.	Breach of Planning Condition.	Breach of Condition Notice	18 July 2008.	15 September 2008.	Compliance
08/00006/C OU.	Deepdale Cottage, Stromness.	Unauthorised change of use from agricultural land and dwelling house to mixed use dwelling house and commercial plant hire centre.	Enforcement Notice	17 June 2008.	17 August 2008.	Compliance
07SWENF0 139.	Former Deerness School House, Deerness.	Unauthorised replacement of original, single glazed, individual paned, timber, sash and case windows with double glazed pvcu windows.	Listed Building Enforcement Notice	06 March 2008.	07 April 2018.	No. Fixed Penalty issued
07SWENF0 065.	Land at Heddle Quarry, Finstown.	The unauthorised erection of a radio mast.	Enforcement Notice	23 October 2007.	30 June 2008.	Compliance
06/SWENF/ 04/0001.	West Lynn, Holm Road, Kirkwall.	Unauthorised siting of a portable unit.	Enforcement Notice	14 December 2006.	01 October 2007.	Compliance
05/07/00204 /ADV.	17 - 21 Broad Street, Kirkwall.	Unauthorised Advertisement.	Advertisement Enforcement notice	25 November 2005.	04 January 2006.	Compliance

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ENF/ARCH 001.	Land and building to the north of Berryhill, St Ola.	Unauthorised change of use from agricultural shed to use class 6 of the Town and Country Planning (use classes) (Scotland) Order 1997.	Enforcement Notice	Not specified.	02 August 2002.	Compliance