



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

OPERATIONAL DEVELOPMENT and MATERIAL CHANGE OF USE

Issued by: Broxbourne Borough Council ("the Council")

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to it that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. It considers that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

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

1 Oaklands Road Cheshunt Hertfordshire EN7 6RS shown edged red on the attached plan.

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

Without planning permission unauthorised two storey side extension to the existing dwelling to create two semi-detached dwellings.

4. REASONS FOR ISSUING THIS NOTICE

- 4.1 It is considered that unauthorised development commenced within the last 4 years.
- 4.2 The development has not been built in accordance with the approved plans and a number of unauthorised variations exist causing material harm to the visual amenity of both the host dwelling and the wider locality. This includes a large gap between the first floor windows and eaves;
Lack of any detailing above the windows/doors;
The hard surfacing of the front garden of the corner plot;
Slackness of pitches above the projecting front gables;
The projection of the ground floor of the right-hand plot to align with the first floor;
The dark grey finish of the external walls and the use of timber sleepers around the front boundary.
The eaves at side elevation which fronts South view Close and Oaklands Road extend half a meter above the approved line. This results in increased scale and mass of the development, which is not in keeping with surrounding properties, causing material harm to the amenity of the occupiers of the neighbouring residential properties. The development is therefore contrary to Policies H6, H8, HD13, HD14, HD16 and T3 of the adopted Local Plan and policies DSC1, DSC3, ENV1 and TM5 of the draft Local Plan 2018-2033.

5. WHAT YOU ARE REQUIRED TO DO

- i. Alter the development so that it complies with the approved plans attached to planning permission ref. 07/19/0049/F.
- ii. Comply with conditions attached to application 07/19/0761/F - Details of all external facing and roofing materials, all surfacing materials, wheel cleaning facilities, storage and removal of refuse and recyclables and all screen boundary walls, fences and any other means of enclosure pursuant to conditions 4, 5, 6, 9 and 10 of planning permission 07/19/0049/F.
- iii. Clear all rubbish and debris to approved place of disposal in connection with compliance with point (i) and (ii).

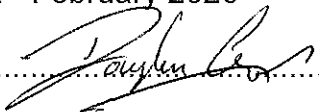
6. TIME FOR COMPLIANCE

Six months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on **4th March 2020** unless an appeal is made against it beforehand.

Dated: 4th February 2020

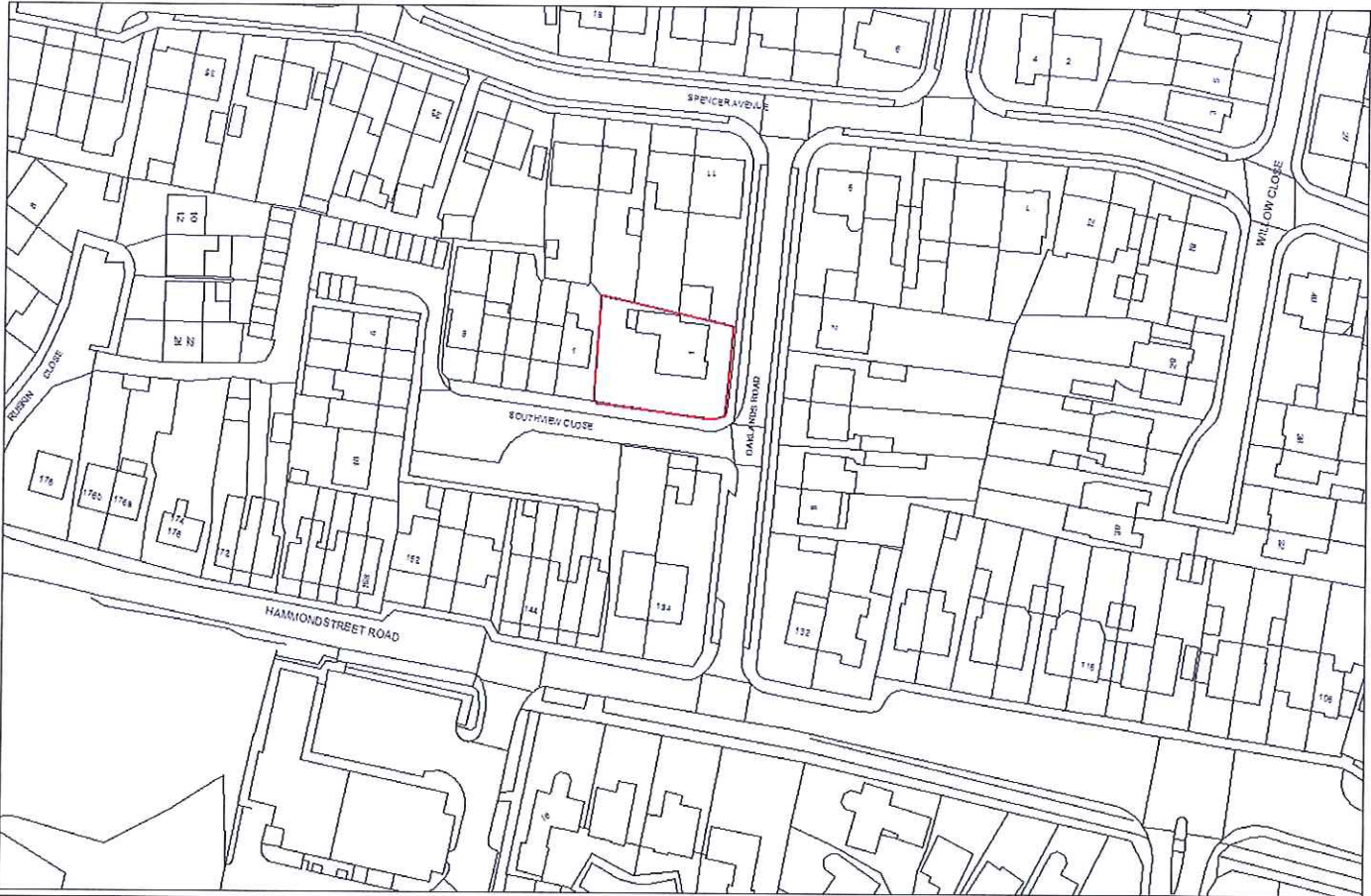
Signed:

Douglas C Cooper
Head of Planning Department
Borough of Broxbourne
Bishops College, Churchgate
Cheshunt, EN8 9XE

WHO THIS ENFORCEMENT NOTICE IS SERVED ON:

- The Owner 108; 1 Oakland's Road Cheshunt Hertfordshire EN7 6RS
- The Occupier(s); 1 Oakland's Road Cheshunt Hertfordshire EN7 6RS
- A.A.T Properties (Herts) Limited; 12 West Street, Ware, SG12 9EE.
- Charter Court Financial Services Limited; 2 Charter Court, Broadland, Wolverhampton, WV10 6TD.

Site Map



	Broxbourne Borough Council Borough Offices Churchgate Cheshunt Waltham Cross EN8 9QX TEL - 01992 765555		
	Title	Enforcement reference ENF/20/0003	
	Location	1 Oakland's Road Cheshunt Herts EN7 6RS	
	S.Bates /AV	Date: 23/1/2020	Scale: 1/1000 Centre: 533320.74 , 204172.88
<small>Reproduced from the 1990 Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright Borough of Broxbourne LA100023526</small>			

YOUR RIGHT OF APPEAL

You can appeal against this notice, provided the appeal is received or posted in time to be received by The Planning Inspectorate before the effective date.

The enclosed information explains how you may request the necessary forms to enable you to appeal:

- The Planning Inspectorate;
Wherever possible you should make your appeal(s) on-line through the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Or by post to: Customer Support Team, Room 3/13, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Or by email to: enquiries@planning-inspectorate.gsi.gov.uk
Contact telephone: 0303 444 5000

- Development Management, Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ - Contact telephone: 01992 785555 – Email - planning@broxbourne.gov.uk

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal at www.planningportal.gov.uk/pes. The Inspectorate will publish details of your appeal on the Internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Please note that a separate appeal form must be completed for each individual person or individual organisation. Each appeal may attract a fee as set out below.

IF YOU APPEAL

If you lodge an appeal then you must submit to The Planning Inspectorate a statement in writing specifying the grounds on which you are appealing against the enforcement notice, and stating briefly the facts that you propose to rely on, in support of each of these grounds, either

- When giving notice of appeal OR
- Within 14 days from the date that The Planning Inspectorate sends you a notice that requires you to send a statement

If you wish to have your appeal also considered as an express application for planning permission, or you intend to make an appeal under Ground (a), you may be required to pay a fee.

A fee may be payable for the express application for planning permission for the development alleged to be in breach of planning control in the enforcement notice. This is pursuant to regulation 10 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (7).

The fee for this case is **£924.00**. This amount is payable to the Council.

- Once your appeal has been submitted to the Planning Inspectorate, payment can be made by phone with the Planning Technical Support Team on 01992 785555 or planning@broxbourne.gov.uk. Please quote the Enforcement Case Reference Number (see the top of this Notice) and the Appeal Reference Number (see the top of your electronically completed appeal form).
- The Development Management Service no longer take payment by cheque. Payment may be made by Credit Card or by BACS.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice before the effective date you may be held responsible. Therefore you must ensure that the required steps detailed under the heading "What you are required to do", of Schedule 4 of this notice are complied with, within the period specified in the notice.

Failure to comply with an enforcement notice, that has taken effect, can result in prosecution and/or direct action by the Council.



The Planning Inspectorate

CST Room 3/05
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Direct Line 0117-372 6372

Switchboard 0117-372 8000

Fax No 0117-372 8782

www.planning-inspectorate.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it in writing:-

- on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- by getting enforcement appeal forms by phoning us on 0117 372 6372 or by emailing us enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

A copy of the booklet 'Guide to taking part in enforcement appeals' is available free of charge from the Planning Portal website. The booklet provides information on the various grounds of appeal.

Guide to taking part in enforcement appeals proceeding by written representations
http://www.planningportal.gov.uk/uploads/pins/taking-part_enforcement-written.pdf

Guide to taking part in enforcement appeals proceeding by a hearing
http://www.planningportal.gov.uk/uploads/pins/taking-part_enforcement-hearing.pdf

Guide to taking part in enforcement appeals proceeding by an inquiry
http://www.planningportal.gov.uk/uploads/pins/taking-part_enforcement-inquiry.pdf

Further information regarding appeals can be found using the following link
<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Copies of the 'How to complete your enforcement appeal form' booklet is available via
http://www.planningportal.gov.uk/uploads/pins/enforcement_making_your_appeal.pdf