



BOROUGH OF BROXBOURNE

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE Unauthorised Development

ISSUED BY THE COUNCIL OF THE BOROUGH OF BROXBOURNE ("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**

2A and 2B Whitefield Court, The Green, Cheshunt, Hertfordshire, EN8 0FA shown edged red on the attached plan.
3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Unauthorised development where a ground floor flat has been divided into two separate residential units without planning permission.
4. **REASONS FOR ISSUING THIS NOTICE**

A planning application for the retention of the conversion of ground floor flat into two self contained one bed flats was refused based on it being contrary to Policies H9 and T11 of the Local Plan Second Review 2001-2011 and Section 3 and 4 of the Supplementary Planning Guidance (updated November 2013); as the layouts and sizes of the flats would lead to unsatisfactory living conditions for occupiers; as Flat 2A has an unacceptable entrance and no amenity space; the internal layouts and sizes do not meet the required minimum Supplementary Planning Guidance standards; and the parking provision on the site is inadequate.

5. **WHAT YOU ARE REQUIRED TO DO**

- (i) Reinstatement of the ground floor flat to its pre-development condition.

6. **TIME FOR COMPLIANCE**

3 months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 5th August 2014 unless an appeal is made against it beforehand.

Dated 4/7/2014

Signed 

JT STACK
Chief Executive
Borough of Broxbourne
Bishops College, Churchgate
Cheshunt, EN8 9XE

Current title plan

Ordnance Survey map reference **TL3503SW**

Scale **1:1250**

Administrative area **Hertfordshire : Broxbourne**



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This is a print of the view of the title plan obtained from Land Registry showing the state of the title plan on 30 June 2014 at 13:05:33. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Leicester Office.