



## **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**

Feel Free Farm, Cock Lane, Hoddesdon, EN11 8LS shown edged red on the attached plan.

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

Without planning permission the construction of a building, identified by the blue hatched area on the attached plan.

4. **REASONS FOR ISSUING THIS NOTICE**

It is considered that unauthorised operational development commenced within the last 4 years.

The building being materially larger than that which it replaced and that for which planning permission was granted (reference 07/13/0583/F) constitutes an inappropriate development within its Green Belt location. Furthermore, the massing and bulk of the building have an adverse impact on the openness of the site and its wider setting; which is contrary to paragraphs 87, 88, 89 of the NPPF and also to Policy GBC2 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005).



The design and increased massing of the structure result in it appearing domestic in character, which is at odds with the rural setting of the site and its lawful use, contrary to the provisions of Policies HD14 and GBC2 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and paragraphs 17, 64 and 88 of the NPPF.

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

- (i) Remove the unauthorised structure.
- (ii) Permanently remove from the land all building materials, rubble, rubbish or debris arising from compliance with (i).

6. **TIME FOR COMPLIANCE**

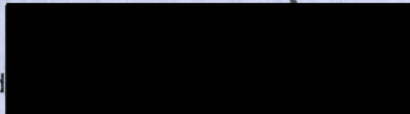
**4 months** after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

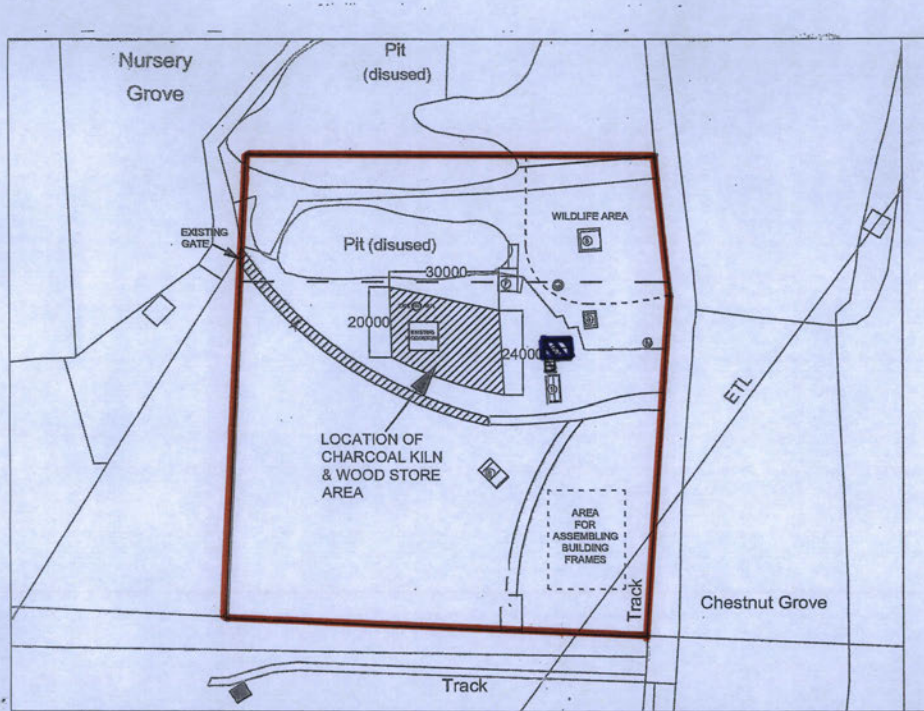
This Notice takes effect on **30<sup>th</sup> November 2014** unless an appeal is made against it beforehand.

Dated 28.10.2014

Signed



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



**ecovril**  
sustainable planning & design

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PROJECT: **Feel Free Farm**

LOCATION: Land South of Cook Lane, Hoddesdon

SCALE: 1:1250 @ A4 DATE: 27/05/13

TITLE: Area for wood storage

DRAWING No.: SG-018

All dimensions in mm unless otherwise stated. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. DO NOT SCALE FROM THIS DRAWING.