

ORIGINAL



**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**

3 Albury Ride, Cheshunt, Hertfordshire, EN8 8XE shown edged red on the attached plan.
3. **THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL**

Without planning permission laying of a non-porous hardstanding in excess of 5 m2 to the front of the property.
4. **REASONS FOR ISSUING THIS NOTICE**

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

The development has no provision for the run-off of rain water except onto the public footpath and highway which increases the risk of flooding. The development may also adversely affect existing land drainage systems and pose a threat to the quality of surface and groundwater. It is therefore contrary to policies SUS18 and SUS15 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and the Council's Supplementary Planning Guidance (August 2004).

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

- (i) Permanently remove the non-permeable hardstanding to the front of the property; and
- (ii) Permanently remove from the land all rubble, rubbish or debris arising from compliance with (i) above;

Alternatively

- (iii) Undertake the scheme of drainage works (submitted by an email on 26/08/2014 and attached to this notice) to the front of the property; and
- (iv) Permanently remove from the land all rubble, rubbish or debris arising from compliance with (iii) above.

6. **TIME FOR COMPLIANCE**

1 month after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **1st February 2015** unless an appeal is made against it beforehand.

Dated: 24/12/2014

Signature

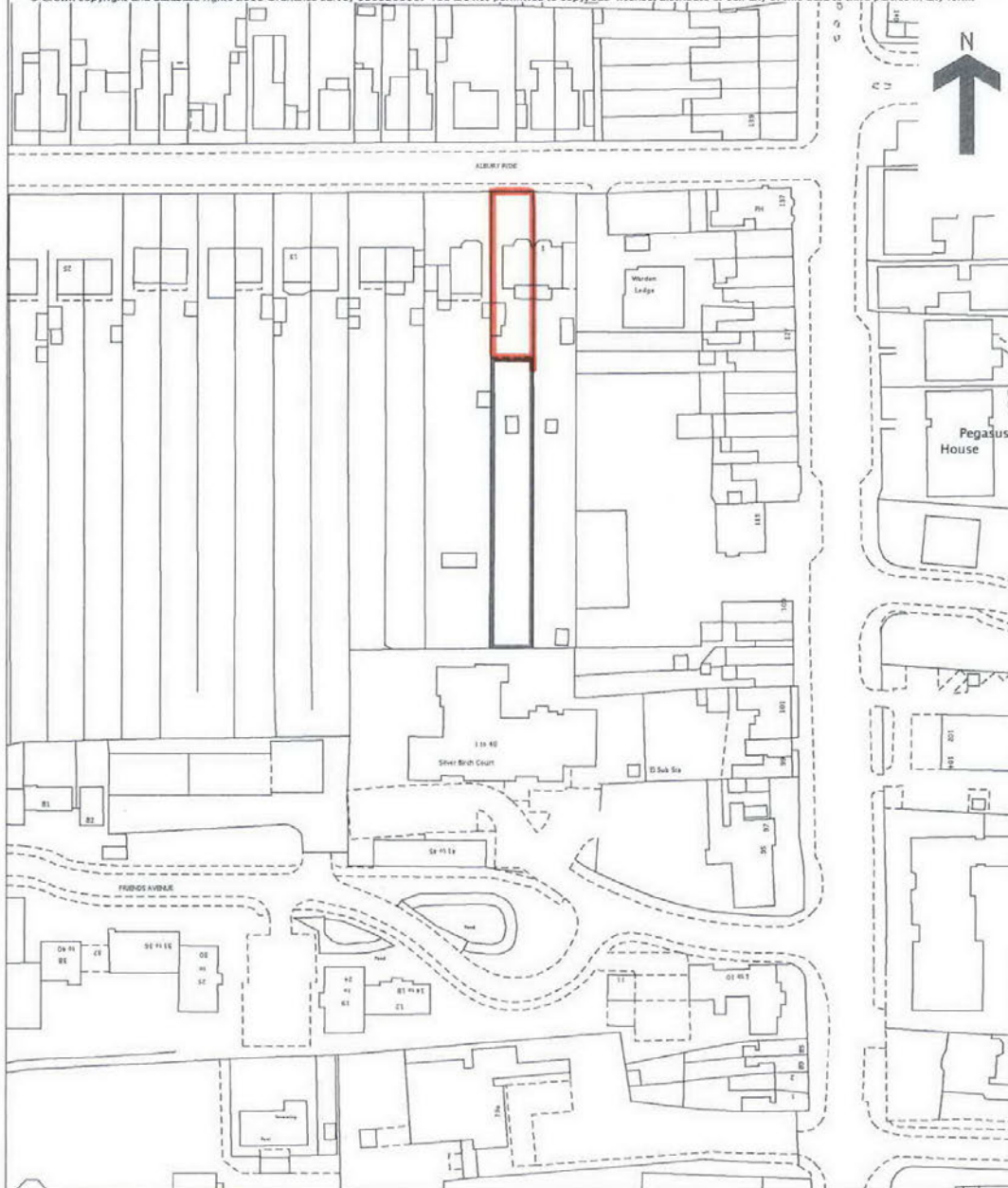
JT STACK
Chief Executive
Borough of Broxbourne
Bishops College, Churchgate
Cheshunt, EN8 9XE

Land Registry Current title plan

Title number **HD522734**
Ordnance Survey map reference **TL3501NE**
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 28 November 2014 at 09:54:33. 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.

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