



**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)

BREACH OF CONDITION NOTICE

Served By: Broxbourne Borough Council ("the Council")

To: Enzo Di-Piazza of 171 Crossbrook Street, Cheshunt, Hertfordshire, EN8 8ND

- 1 THIS NOTICE** is served by the Council under Section 171A(2)(b) as defined by Section 187A of the above Act because it considers that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council considers that you should be required to comply with the condition specified in this notice.

The Annex at the end of this notice contains important information.

- 2 THE LAND TO WHICH THIS NOTICE RELATES**

171 Crossbrook Street, Cheshunt, Hertfordshire, EN8 8ND as shown edged red on the attached plan.

- 3 THE RELEVANT PLANNING PERMISSION**

The notice relates to the planning permission granted by the Council on 8th August 2019 under the reference 07/19/0221/F for the "Conversion and part demolition of existing club to 10no. 1 bed, 1 no. 2 bed and 2no. studio flats including alterations to roof and construction of 2 storey residential block to rear".

4 THE BREACH OF CONDITION

The condition 7 attached to planning permission reference 07/20/1170/HF has not been complied with –

Condition 7:

Prior to demolition works, details of a Construction Environmental Management Plan (CEMP) shall be submitted to the Council for approval in writing. The CEMP shall include details of:

- Hours of work;
- Measures to reduce dust and dirt during construction;
- Wheel cleaning facilities and procedures;
- Construction vehicle movements and traffic management measures;
- Parking of site operatives;
- Facilities for site operatives;
- Site hoardings

The development shall proceed in according with the agreed CEMP.

Reason – To protect the amenities of the occupiers of the neighbouring properties and in the interest of visual amenity during construction.

5 WHAT YOU ARE REQUIRED TO DO

As the person(s) responsible for the breach of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

- (i) Ensure compliance with approved Construction Environment Management Plan (V7) (Jan 2025) by:
 - a. Restricting the hours of work to 8am – 6pm Mondays to Fridays, 8am – 1pm Saturdays, with no work on Sundays or Bank Holidays
 - b. Preventing and turning away any deliveries between the hours of 7am and 9am and between 2pm and 5pm.
 - c. Preventing and turning away any delivery on a vehicle larger than 7.5T

6 TIME FOR COMPLIANCE

Step (i) 3 calendar days beginning with the date on which this notice is served on you

7 DATE OF SERVICE

Dated: 4th September 2025

Signed:

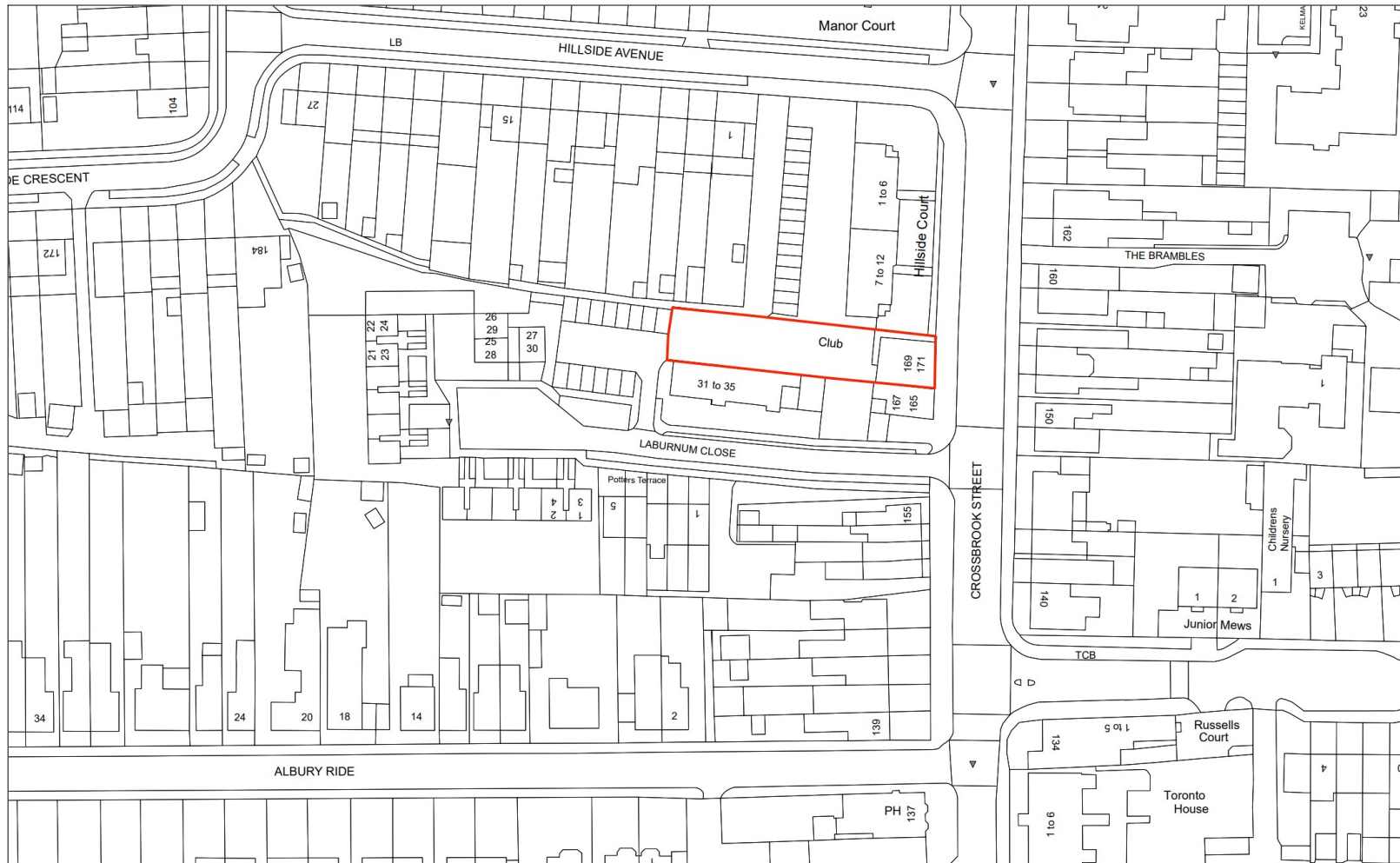
Matthew Gallagher

Planning Manager (Development Management)

Borough of Broxbourne

Bishops College, Churchgate, Cheshunt, EN8 9XE

Site Plan



Breach of Condition Notice ENF/25/0034
171 Crossbrook Street Cheshunt Herts

SB / L.White Scale: 1: 1,000 Date: 27 August 2025

Crown Copyright Borough of Broxbourne AC0000807851



ANNEX

THIS NOTICE TAKES EFFECT *IMMEDIATELY* IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty of an unlimited fine for the first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch *immediately* with Laura White, Senior Planning Enforcement Officer, Bishops College, Churchgate, Cheshunt, Herts. EN8 9XB. Telephone 01992 785555 or via email laura.white@broxbourne.gov.uk

If you need independent advice about this notice, you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters as a matter of urgency.

If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review. A lawyer will advise you on what this procedure involves.