



**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:** Valorem Modular 1 Limited (Co.Regn.No. 15633059) of 1<sup>st</sup> Floor South, 101 New Cavendish Street, London, W1W 6XH

- 1 THIS NOTICE** is served by the Council under 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**

**Hugg Homes (also known as Unit 1), Delamare Road, Cheshunt, Hertfordshire, EN8 9FT (also known as Parcel 4, Delamare Road, Cheshunt EN8 6FG)** 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 26<sup>th</sup> March 2019 under the reference 07/18/0292/F for the “Erection of 32 residential units (C3 use), three storage units, four site storage units, one site management unit, one refuse store. Provision of 10 car parking spaces, amenity space, associated infrastructure and landscaping, for a temporary of up to three years”.

**4 THE BREACH OF CONDITION**

The following condition attached to planning permission reference 07/18/0292/F has not been complied with –

Condition 1:

This permission shall be for a limited period expiring on 31<sup>st</sup> March 2022 and the use with its associated buildings and structures hereby permitted shall be discontinued and removed on or before that date.

Reason – Permission is only given to meet the special needs of the applicant

**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) Cease the C3 use and all ancillary and associated uses of the land relating to planning permission 07/18/0292/F; and
- (ii) Remove all buildings and structures associated with planning permission 07/18/0292/F (including for the avoidance of doubt (but not limited to), 32 residential units (C3 use), three storage units, four site storage units, one site management unit, one refuse store).

**6 TIME FOR COMPLIANCE**

The period for compliance with Step (i) and Step (ii) specified within paragraph 5 above is 28 days beginning with the date on which this notice is served on you.

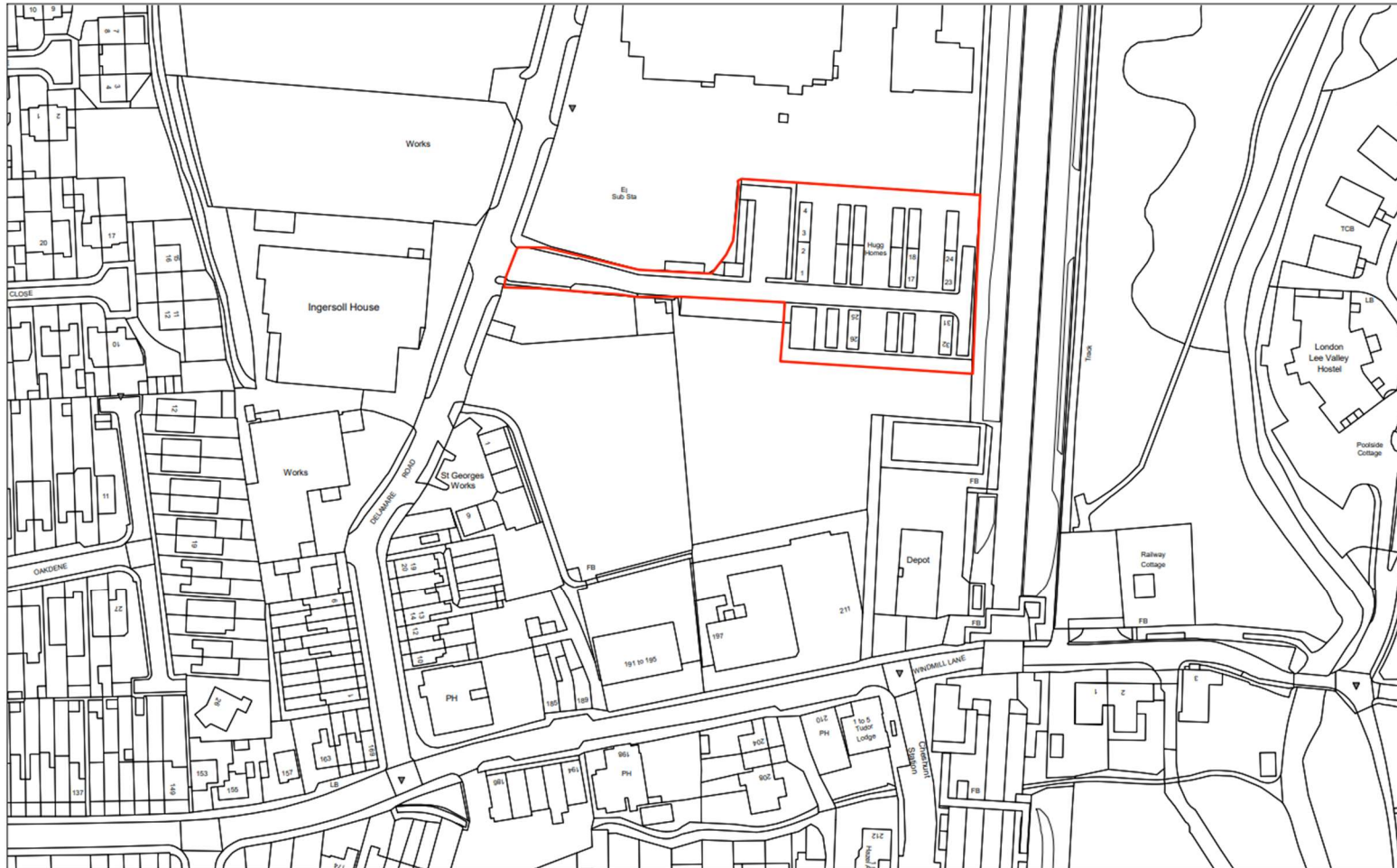
**7 DATE OF SERVICE**

Date: 17<sup>th</sup> February 2026

Signed:

Matthew Gallagher  
Planning Manager (Development Management)  
Borough of Broxbourne  
Bishops College, Churchgate, Cheshunt, EN8 9XE

Site Plan



**BOROUGH OF  
BROXBOURNE**

Breach of Condition Notice ENF/26/0005  
Unit 1 Delamare Road Cheshunt Hertfordshire EN8 9SU  
SB /L.White Scale: 1: 1,500 Date: 27 January 2026



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](mailto: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.