



**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: Valorem Modular 1 Limited (Co.Regn.No. 15633059) of 1st 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**

Former Tesco Resource Centre, Delamare Road, Cheshunt, Hertfordshire, EN8 9AP (also known as Storage Site, part of land formerly known as Lotus on Delamare Road, Cheshunt, Hertfordshire, EN8) 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 7th September 2022 under the reference 07/20/0775/F for the “Erection of 48 residential units (C3 use) 5 storage units and refuse storage. Provision of car parking spaces amenity space associated infrastructure and landscaping for a temporary period of up to 3 years”.

4 THE BREACH OF CONDITION

The following condition attached to planning permission reference 07/20/0775/F has not been complied with –

Condition 1:

This permission shall be for a limited period expiring on 30th September 2025 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 07/20/0775/F; and
- (ii) Remove all buildings and structures associated with planning permission 07/20/0775/F (including for the avoidance of doubt (but not limited to), 48 residential units (C3 use) 5 storage units and refuse storage).

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.

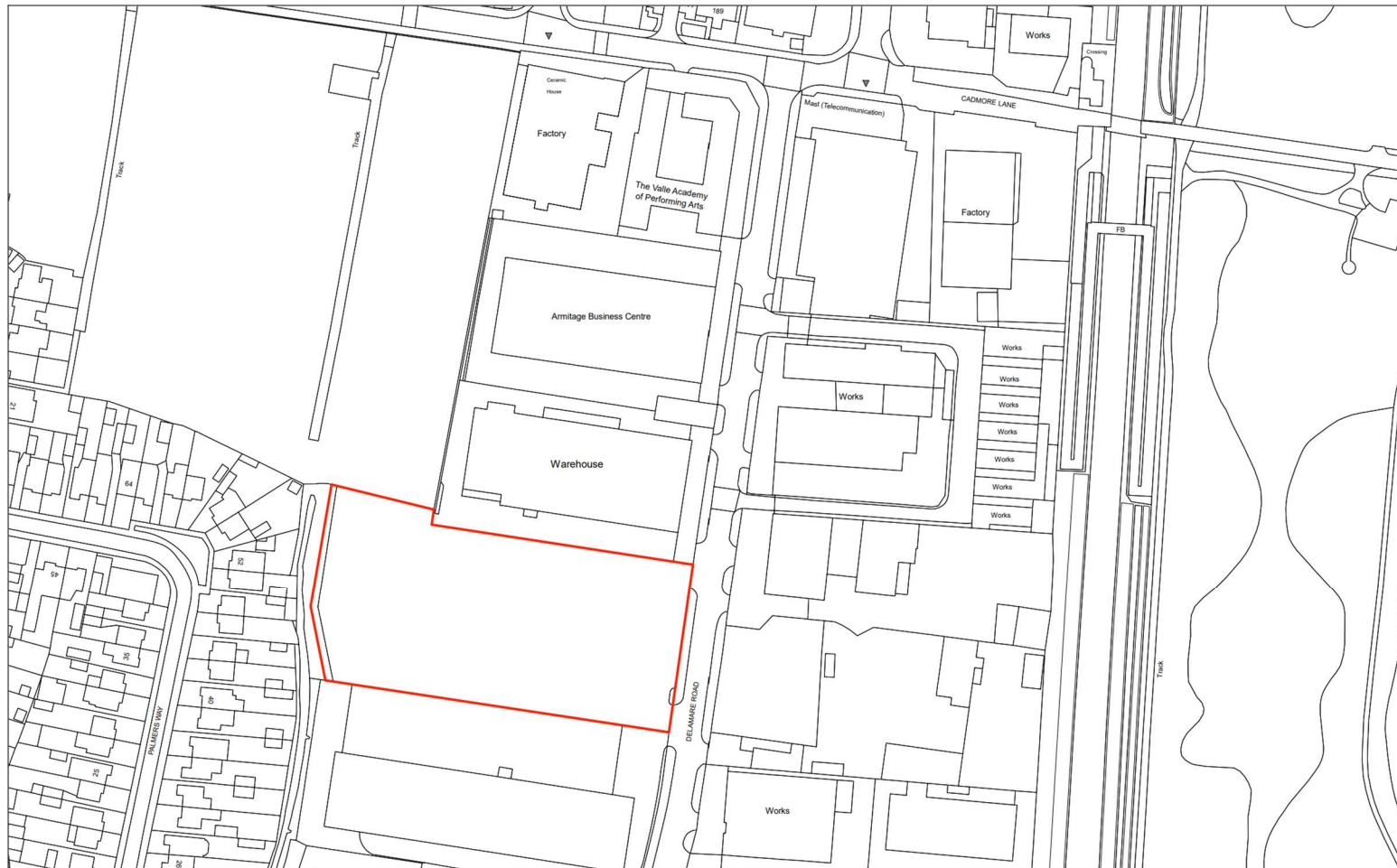
7 DATE OF SERVICE

Dated: 17th January 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/26/0006
Tesco Resource Centre, Delamare Road, Cheshunt, Hertfordshire, EN8 9AP

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

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.