



**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)

ENFORCEMENT NOTICE
UNAUTHORISED DEVELOPMENT

Issued by: Broxbourne Borough Council ("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**

134 Northfield Road, Waltham Cross, Hertfordshire, EN8 7RE, shown edged red on the attached plan.

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

Without planning permission, erection of railings atop rear ground floor extension.

4. REASONS FOR ISSUING THIS NOTICE

4.1

It appears to the Council that the above breach of planning control has occurred in the last 4 years.

Due to its undue prominence, caused by its positioning on the Premises and the materials used in its construction, the development represents poor quality design that fails to relate to the established pattern of development, resulting in an incompatible addition that is harmful to the visual interest and therefore the character and appearance of the host property and the wider area. The unauthorised installation of the railings affords views into the neighbouring households and therefore negatively impacts on the privacy of neighbouring occupiers.

The unauthorised development is therefore contrary to Policies H6, H8, HD13 & HD14 of the Adopted Broxbourne Local Plan Second Review 2001 – 2011 and policies contained in the emerging Local Plan and the National Planning Policy Framework.

The Broxbourne Local Plan 2018-2033 is presently undergoing its EiP, hearings having ended in June 2019. The policies of the emerging Local Plan reflect those of the current local plan and the NPPF, in seeking to achieve good levels of amenity and high quality design.

The Council does not consider that planning permission should be given because planning conditions could not overcome these objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- i. Remove the railings atop ground floor rear extension; and
- ii. Clear all rubbish and debris to approved place of disposal in connection with compliance with point (i).

6. TIME FOR COMPLIANCE

1 month after this notice takes effect

7. **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **9th April 2020** unless an appeal is made against it beforehand.

Dated: 9th March 2020



Signed

Douglas C Cooper
Head of Planning Department
Borough of Broxbourne
Bishops College, Churchgate
Cheshunt, EN8 9XE

Enforcement served on:

- ADEDAYO EMMANUEL ADEBOLA DAODU of 134 Northfield Road, Waltham Cross, Hertfordshire, EN8 7RE
- OLORUNFEMI DAVID DAODU of 134 Northfield Road, Waltham Cross, Hertfordshire, EN8 7RE
- NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. BOX 123, GREENOCK, PA15 1EF
- The Owner(s) of 134 Northfield Road, Waltham Cross, Hertfordshire, EN8 7RE
- The Occupier(s) of 134 Northfield Road, Waltham Cross, Hertfordshire, EN8 7RE



Title Planning Enforcement ref ENF/19/0010

Location 134 Northfield Road, Waltham Cross, EN8 7RE

S.Bates /AV Date: 13/2/2020 Scale: 1/1250 Centre: 536411.44, 201463.96

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BROXBORNE BOROUGH COUNCIL
BOROUGH OFFICES
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The Planning Inspectorate

CST Room 3/05 Direct Line 0117-372 6372
 Temple Quay House
 2 The Square Switchboard 0117-372 8000
 Temple Quay Fax No 0117-372 8782
 Bristol BS1 6PN
www.planning-inspectorate.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it in writing:-

- on-line at the Planning Casework Service area of the Planning Portal (www.planningportal.gov.uk/pcs); or
- by getting enforcement appeal forms by phoning us on 0117 372 6372 or by emailing us enquiries@pins.gsi.gov.uk

You MUST make sure that we receive your appeal before the effective date on the enforcement notice.

In exceptional circumstances you may give notice of appeal by fax or letter. You should include:-

- the name of the local planning authority;
- the site address;
- your address; and
- the effective date of the enforcement notice.

We MUST receive this before the effective date on the enforcement notice. This should **immediately** be followed by your completed appeal forms.

A copy of the booklet 'Guide to taking part in enforcement appeals' is available free of charge from the Planning Portal website. The booklet provides information on the various grounds of appeal.

Guide to taking part in enforcement appeals proceeding by written representations
http://www.planningportal.gov.uk/uploads/pins/taking-part_enforcement-written.pdf

Guide to taking part in enforcement appeals proceeding by a hearing
http://www.planningportal.gov.uk/uploads/pins/taking-part_enforcement-hearing.pdf

Guide to taking part in enforcement appeals proceeding by an inquiry
http://www.planningportal.gov.uk/uploads/pins/taking-part_enforcement-inquiry.pdf

Further information regarding appeals can be found using the following link
<http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Copies of the 'How to complete your enforcement appeal form' booklet is available via
http://www.planningportal.gov.uk/uploads/pins/enforcement_making_your_appeal.pdf