



**BOROUGH OF
BROXBOURNE**
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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: Rialto House Limited (Co. Regn. No. 02698931)
Bayley Hall
Queens Road
Hertford
SG14 1EN

- 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**

Land off Eaton Gardens, Wormley, Hertfordshire EN10 6SA shown edged red on the attached plan.

3 **THE RELEVANT PLANNING PERMISSION(S)**

The notice relates to the planning permission granted by the Council on 23rd January 2018 under the reference 07/16/1189/F for '*Erection of 7 detached*

two story dwellings with access road, parking, garaging and landscaping'; and to the planning permission granted by the Council on 18th June 2018 under the reference 07/18/0187/F for '*Erection of 7 detached dwellings with access road, parking, garaging and landscaping*'.

4 THE BREACH OF CONDITION

The condition 14 of 07/16/1189/F has not been complied with –

Condition 14: Prior to the construction of the development, details of construction vehicle movements and traffic management measures shall be submitted to and approved in writing by the Local Planning Authority. The details shall include hours of work, measures to reduce dust and dirt, parking of site operatives, facilities for site operatives and details of site hoardings. These details shall be complied with during the construction process.

Reason – To ensure the impact of construction vehicles on the local road network is minimised, in accordance with Policies T3 and H6 of the Local Plan Second Review 2001-2011 and the Council's adopted Supplementary Planning guidance. These details are required prior to construction as the construction vehicle movements will begin on the commencement of the development.

The condition 12 of 07/18/0187/F has not been complied with –

Condition 12: The development shall be carried out in accordance with the approved Construction Environment Management Plan dated 30 April 2018 Rev. C as agreed under application reference 07/18/0164/DRC. These details shall be complied with during the construction process.

Reason - To ensure the impact of construction vehicles on the local road network is minimised, in accordance with Policies T3 and H6 of the Local Plan Second Review 2001-2011 and the council's adopted supplementary planning guidance.

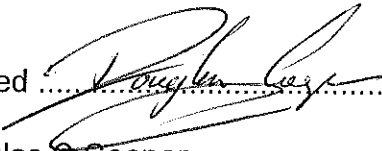
5 WHAT YOU ARE REQUIRED TO DO

As the persons 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) Fully comply with the details approved under application reference 07/18/0164/DRC in respect of Condition 14 imposed on planning permission 07/16/1189/F; and in respect of Condition 12 imposed on planning permission 07/18/0187/F.

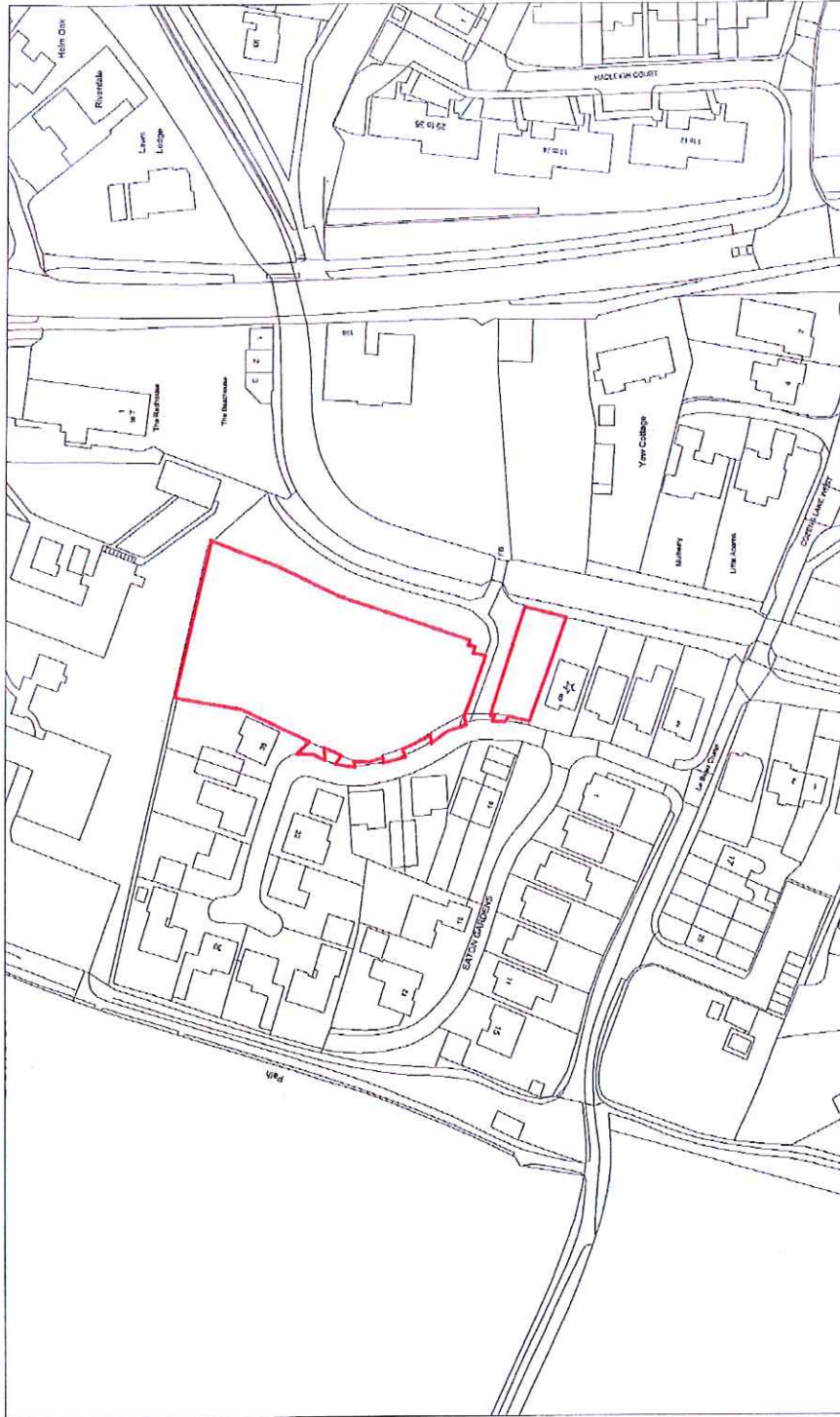
Period for compliance: 28 days beginning with the date on which this notice is served on you.


Dated: 7th September 2018

Signed 

Douglas C Cooper
Head of Planning and Development
Borough of Broxbourne
Bishops College
Churchgate
Cheshunt EN8 9XE

SitePlan



	BROXBOURNE BOROUGH COUNCIL BOROUGH OFFICES CHURCHGATE CHESHUNT WALTHAM CROSS EN8 9GX TEL - 01992 785555	
	Title Application ref 07-16-1189-F	Location Eaton Gardens Broxbourne Herts
S.Bates / KS Date: 19/2018 Scale: 1/1250 Centre: 536525.61 , 205386.55		Reproduced from the 1996 Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office © Crown Copyright/Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright Borough of Broxbourne LA18022928

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 FOR THE ENVIRONMENT 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 Level 3 of Standard Scale (£1,000) 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 Petra Connolly, Planning Compliance Officer, Bishops College, Churchgate, Cheshunt, Herts. EN8 9XB. Telephone 01992 785555 Ext: 5954.

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.

