

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 THE COUNCIL OF THE BOROUGH OF BROXBOURNE ("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**

Land at 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE ("the Premises") shown edged red on the attached plan.

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

Without planning permission, the material change of use of the Land from a single dwelling house to a Large House in Multiple Occupation.

4. **REASONS FOR ISSUING THIS NOTICE**

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

By virtue of the internal alterations and method of its use, the unauthorised development fails to preserve or enhance the special interest of a heritage asset and its use as a Large House in Multiple Occupation undermines the Council's aim of achieving an appropriate balance of housing provision in the locality. A failure to meet minimum space standards in conjunction with the number of occupants amounts to an over intensification of the property which harms the living conditions of present, future and neighbouring occupiers.

The unauthorised development is therefore contrary to Policies H8, HD5 & HD16 of the Adopted Broxbourne Local Plan Second Review 2001 – 2011; Broxbourne Interim Policy for Houses in Multiple Occupation (2012) and policies contained in the National Planning Policy Framework.

5. **WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the use of the Premises as a Large House in Multiple Occupation.

6. **TIME FOR COMPLIANCE**

Five (5) months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**


This Notice takes effect the **27th December 2017** unless an appeal is made against it beforehand.

Dated 29th November 2017

Signed.....

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



 <p>BROMSGROVE BOROUGH COUNCIL BOROUGH OFFICE CHURCHWAY WALTHAM HERTS EN9 5JX TEL: 01462 78888</p>	<p>TITLE ENFORCEMENT PLAN</p>
	<p>LOCATION 28 PARK LANE WALTHAM CROSS HERTS EN9 5BE</p>
<p>Drawn: 08/08/08 Date: 08/11/07 Scale: 1:1000</p> <p><small>Prepared from the 1998 Ordnance Survey map, 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.</small></p>	

WHO THIS ENFORCEMENT NOTICE IS SERVED ON:

- The Owner/ Occupier, 28 Park Lane, Waltham Forest, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 1, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 2, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 3, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 4, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 5, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 6, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 7, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- The Owner/ Occupier, Room 8, 28 Park Lane, Waltham Cross, Hertfordshire, EN8 8BE.
- CALOGERO RICOTTA, Woodlands, Cambridge Road, Ugley, Bishop's Stortford CM22 6HT.
- MARIA RICOTTA, Woodlands, Cambridge Road, Ugley, Bishop's Stortford CM22 6HT.

YOUR RIGHT OF APPEAL

You can appeal against this notice, provided the appeal is received or posted in time to be received by The Planning Inspectorate before the effective date.

The enclosed information explains how you may request the necessary forms to enable you to appeal:

- The Planning Inspectorate;
Wherever possible you should make your appeal(s) on-line through the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Or by post to: Customer Support Team, Room 3/13, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Or by email to: enquiries@planning-inspectorate.gsi.gov.uk
Contact telephone: 0303 444 5000

- Development Management, Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ - Contact telephone: 01992 785555 – Email - planning@broxbourne.gov.uk

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the Internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Please note that a separate appeal form must be completed for each individual person or individual organisation. Each appeal may attract a fee as set out below.

IF YOU APPEAL

If you lodge an appeal then you must submit to The Planning Inspectorate a statement in writing specifying the grounds on which you are appealing against the enforcement notice, and stating briefly the facts that you propose to rely on, in support of each of these grounds, either

- When giving notice of appeal OR
- Within 14 days from the date that The Planning Inspectorate sends you a notice that requires you to send a statement

If you wish to have your appeal also considered as a deemed application for planning permission, or you intend to make an appeal under Ground (a), you may be required to pay a fee.

A fee may be payable for the deemed application for planning permission for the development alleged to be in breach of planning control in the enforcement notice. This is pursuant to regulation 10 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (7).

The fee for this case is **£770.00**. This amount is payable to the Council.

- Once your appeal has been submitted to the Planning Inspectorate, payment can be made by phone with the Planning Technical Support Team on 01992 785555 or planning@broxbourne.gov.uk. Please quote the Enforcement Case Reference Number (see the top of this Notice) and the Appeal Reference Number (see the top of your electronically completed appeal form).
- The Development Management Service no longer take payment by cheque. Payment may be made by Credit Card or by BACS.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice before the effective date you may be held responsible. Therefore you must ensure that the required steps detailed under the heading "What you are required to do", of Schedule 4 of this notice are complied with, within the period specified in the notice.

Failure to comply with an enforcement notice, that has taken effect, can result in prosecution and/or direct action by the Council.



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

