



**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**

Woodridge, 40 College Road, Hoddesdon, Hertfordshire, EN11 0DJ
shown edged red on the attached plan.

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

Carrying out of development without the required planning permission consisting of erection of a front boundary enclosure consisting of masonry wall with metal railings atop, capped masonry piers and curved metal railing gate.

4. REASONS FOR ISSUING THIS NOTICE

It is considered that the unauthorised operational development commenced within the last 4 years.

4.1 The unauthorised development has introduced an incongruous and dominant addition to the streetscene, not in keeping with the informal verdant character and appearance of the area by reason of its height and materials used. The resultant structure is having adverse effect on the character and appearance of the surrounding area by its harsh and overbearing effect on neighbouring dwellings which is detrimental to the visual amenity of the area. Therefore the unauthorised development is contrary to the provisions of Policies H6, HD13, Hd14 and HD16 of the Borough of Broxbourne Local Plan Second Review 2001-2011 (December 2005) and the Supplementary Planning Guidance August 2004 (updated 2013) which seek to ensure that the new development reflects and relates to local characteristics and the context of the surrounding area.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Remove the front boundary treatment in its entirety; or
- (ii) Alter the development so that no part of the front boundary treatment is above 1 meter in height.

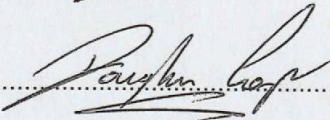
6. TIME FOR COMPLIANCE

2 months after this notice takes effect

7. WHEN THIS NOTICE TAKES EFFECT

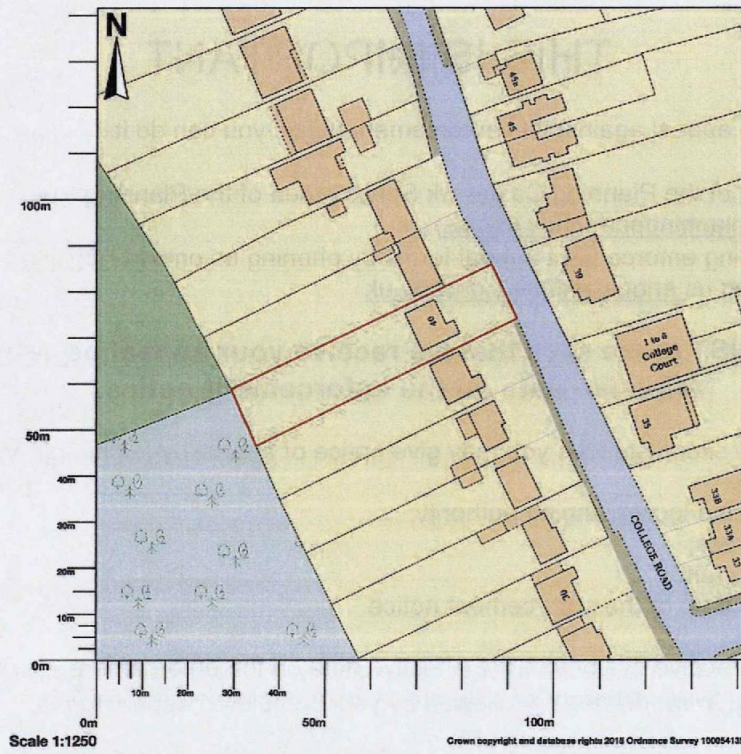
This Notice takes effect on **13th March 2017** unless an appeal is made against it beforehand.

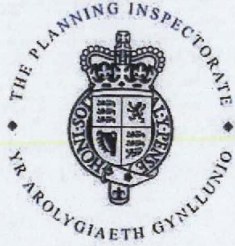
Dated 10th February 2017

Signed.....

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

40 College Road, Hoddesdon, EN11 9DJ





The Planning Inspectorate

CST Room 3/05
 Temple Quay House
 2 The Square
 Temple Quay
 Bristol BS1 6PN
 www.planning-inspectorate.gov.uk

Direct Line 0117-372 6372
 Switchboard 0117-372 8000
 Fax No 0117-372 8782

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