



**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**  
  
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 and masonry piers.



**4. REASONS FOR ISSUING THIS NOTICE**

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

4.1 The unauthorised development causes visual harm to the surrounding amenity and neighbourhood of the area, which is generally open in its character. The resultant effect is overbearing and detrimental to the visual amenity of the area by reason of its height, appearance and materials used in construction that are incongruous with its surroundings contrary to Policies H6, H8, 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).

**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 adjacent to a highway is above 1 meter in height.

**6. TIME FOR COMPLIANCE**

**2 month** after this notice takes effect

**7. WHEN THIS NOTICE TAKES EFFECT**

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

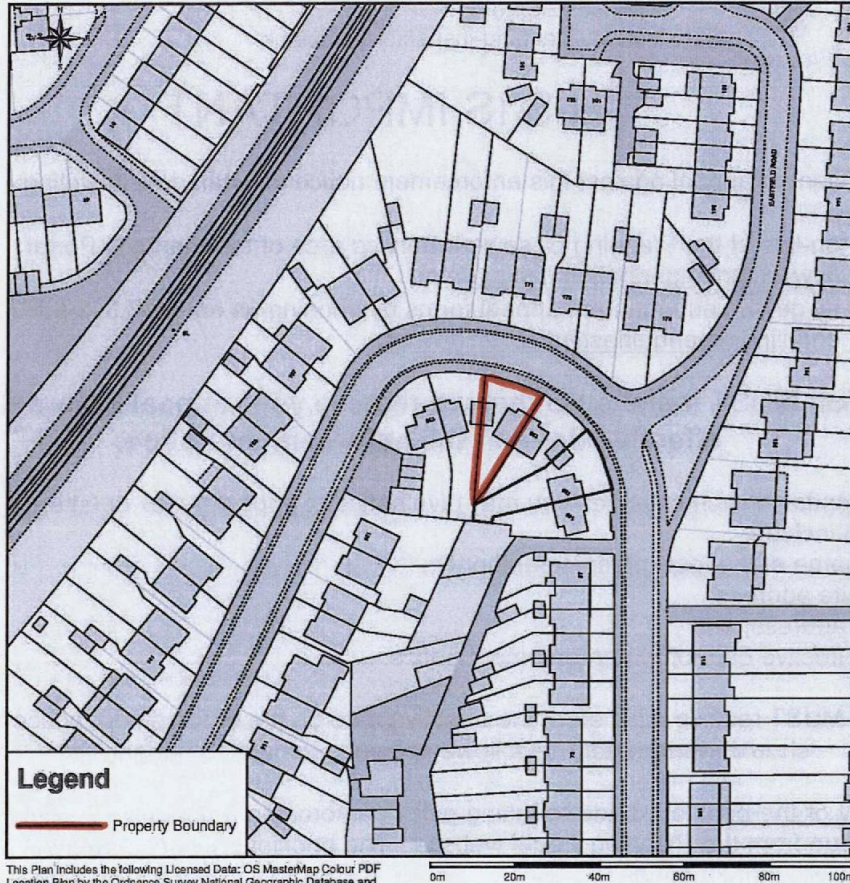
Dated *10th February 2017*

Signed *Douglas C Cooper*

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



### Location Plan: 134 Northfield Road, EN8 7RE



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Scale: 1:1250, paper size: A4





## The Planning Inspectorate

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 Temple Quay House  
 2 The Square  
 Temple Quay  
 Bristol BS1 6PN

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

[www.planning-inspectorate.gov.uk](http://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](http://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](mailto: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](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](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](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](http://www.planningportal.gov.uk/uploads/pins/enforcement_making_your_appeal.pdf)