



**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)

**BREACH OF CONDITION NOTICE**

Served By: Broxbourne Borough Council ("the Council")

To: Mr Osman Mehmet Ismail and Mrs Laura Ismail  
Herewood House  
288 Southbury Road  
Enfield  
EN1 1TR

- 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**

**Bungalow rear of 24/26 Cuffley Hill, Goffs Oak, Hertfordshire, EN7 5EU,**  
shown edged red on the attached plan.

- 3 **THE RELEVANT PLANNING PERMISSION**

The relevant planning permission to which this notice relates to is the permission granted by the Council on 9<sup>th</sup> May 2016 for 'Infill existing timber structure with brick construction. Replace existing front elevation patio doors with new windows' under reference 07/15/1173/HF having varied Condition 1 by the Planning Inspectorate on 18<sup>th</sup> October 2016 under reference APP/W1905/W/16/3151000.

4 **THE BREACH OF CONDITION**

The following condition has not been complied with –

Condition 1: The three openings to the rear wall of the property the subject of this application shall be permanently closed in masonry to match the existing building and this work of amendment shall be completed, including finishes, within a period of 28 days commencing on the date of this appeal decision.

Reason – In order to prevent loss of amenity to neighbouring residential occupiers.

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 condition by taking the following steps:

- (i) Close off in masonry to match the existing building the three openings at the rear wall of the property edged blue on the attached plan.

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

Dated: 21/02/17

Signed .....

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

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.

BLOCK PLAN  
Scale 1:1250

