



**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**  
**CHANGE OF USE**

Issued by: Broxbourne Borough Council (“the Council”)

To: **Mr. G.H. Hessian, White Gate Cottage, St James Road, Goffs Oak, EN7 6TR; 10 Hunsdon Road, Widford, Herts, SG12 8SJ**

and

**Mr. Demetrious Stylianides, White Gate Cottage, St James Road, Goffs Oak, EN7 6TR; Swangles Barn, Cold Christmas Lane, Thundridge, Ware, United Kingdom, SG12 7SP; and The Cowshed, Cold Christmas Lane, Thundridge, Ware, United Kingdom, SG12 7SP**

and

**The Occupier(s), White Gate Cottage, St James Road, Goffs Oak, EN7 6TR**

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**

**White Gate Cottage, St James Road, Goffs Oak, EN76TR** (shown edged red on the attached plan).

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

The operation of an unauthorised vehicle repair/recovery use, and the storing of vehicles.

4. **REASONS FOR ISSUING THIS NOTICE**

By running an unauthorised business from a residential plot which changes the use from residential use to that of vehicle repair/recovery use which requires planning permission, the consequent activities are causing harm to residential amenity, constitute inappropriate development within the Green Belt and it has not been demonstrated that safe and suitable access exists from the highway.

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

- (i) Cease the operation of the unauthorised use.
- (ii) Remove all vehicles and repair equipment, recovery equipment and other items used in association with the unauthorised use referred to in step (i).

6. **TIME FOR COMPLIANCE**

**Within one day** after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

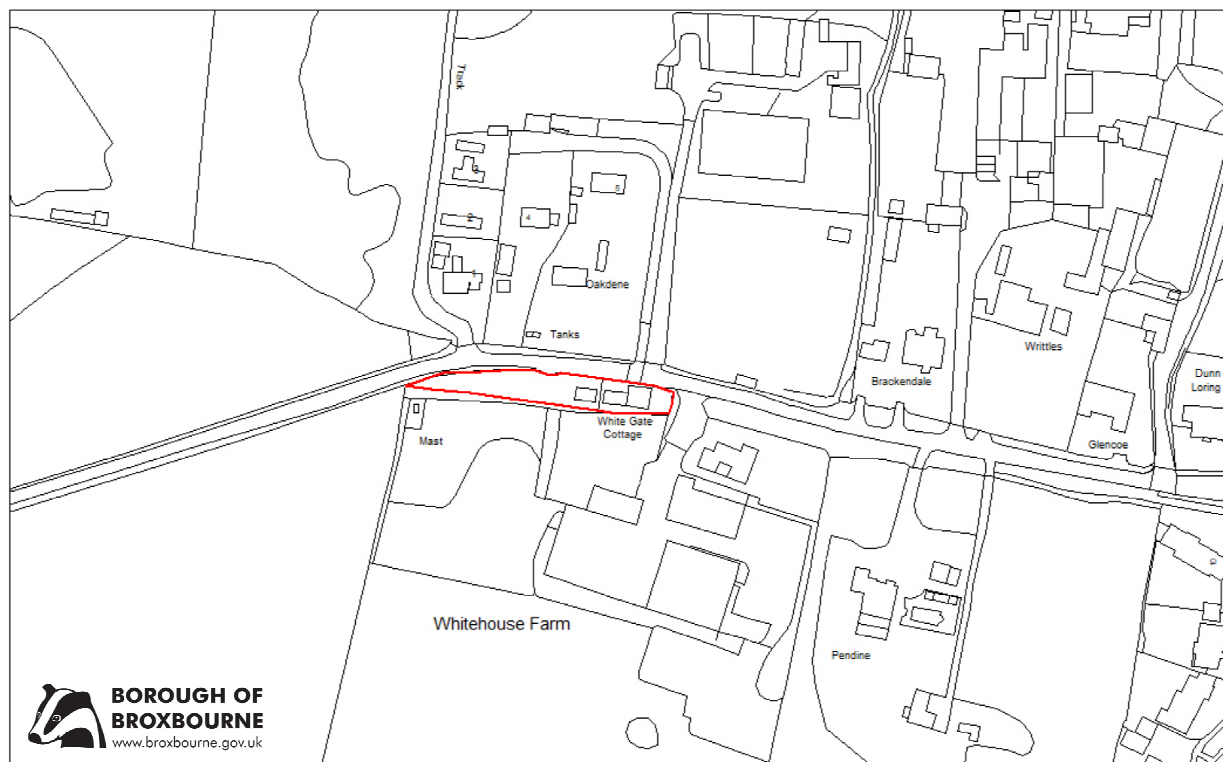
This Notice takes effect on 30 September 2021 unless an appeal is made against it beforehand.

Dated 2 September 2021


Signed



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



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	BROXBOURNE BOROUGH COUNCIL BOROUGH OFFICES CHURCHGATE CHESHUNT WALTHAM CROSS EN8 9QX TEL - 01992 785555	<b>Title</b>	<b>Enforcement Notice</b>		
		<b>Location</b>	<b>White Gate Cottage, St James Road, Goffs Oak, EN7 6TR</b>		
		<b>S.Bates / DC</b>	<b>Date:</b> 2/9/2021	<b>Scale:</b> 1/1500	<b>Centre:</b> 532380.36 , 203322.45
		<small>Reproduced from the 1996 Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Crown Copyright, Borough of Broxbourne LA100023528</small>			

#### WHO THIS NOTICE IS SERVED ON:

1. **Mr. G.H. Hessian, White Gate Cottage, St James Road, Goffs Oak, EN7 6TR; 10 Hunsdon Road, Widford, Herts, SG12 8SJ**
2. **Mr. Demetrious Stylianides, White Gate Cottage, St James Road, Goffs Oak, EN7 6TR; Swangles Barn, Cold Christmas Lane, Thundridge, Ware, United Kingdom, SG12 7SP; and The Cowshed, Cold Christmas Lane, Thundridge, Ware, United Kingdom, SG12 7SP**
3. **Occupiers of the address, White Gate Cottage, St James Road, Goffs Oak, EN7 6TR**