



**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 and the Planning  
and Compulsory Purchase Act 2004)**

**TEMPORARY STOP NOTICE**

**SERVED BY:** Broxbourne Borough Council herein after referred to as “the Council”.

**To:** Mr. G.H. Hessing, 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. On 2 September 2021, the Council has issued this temporary stop notice alleging that there is a breach of planning control on the land described in paragraph 4 below.

2. This temporary stop notice is issued by the Council, in exercise of their power in section 171E of the 1990 Act, because they think that it is expedient that the activity specified in this notice should cease on the land described in paragraph 4 below. The Council now prohibits the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.

**3. THE 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.

#### **4. THE LAND TO WHICH THIS NOTICE RELATES**

Land at :

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

#### **5. THE ACTIVITY TO WHICH THIS NOTICE RELATES**

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

#### **6. WHAT YOU ARE REQUIRED TO DO**

Cease all the activity specified in this notice.

#### **7. WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on 2 September 2021 when all the activity specified in this notice shall cease. This notice will cease to have effect on 30 September 2021

Dated: 2 September 2021

A handwritten signature in black ink that reads "Douglas Cooper". The signature is written in a cursive style with a long horizontal flourish underneath the name.

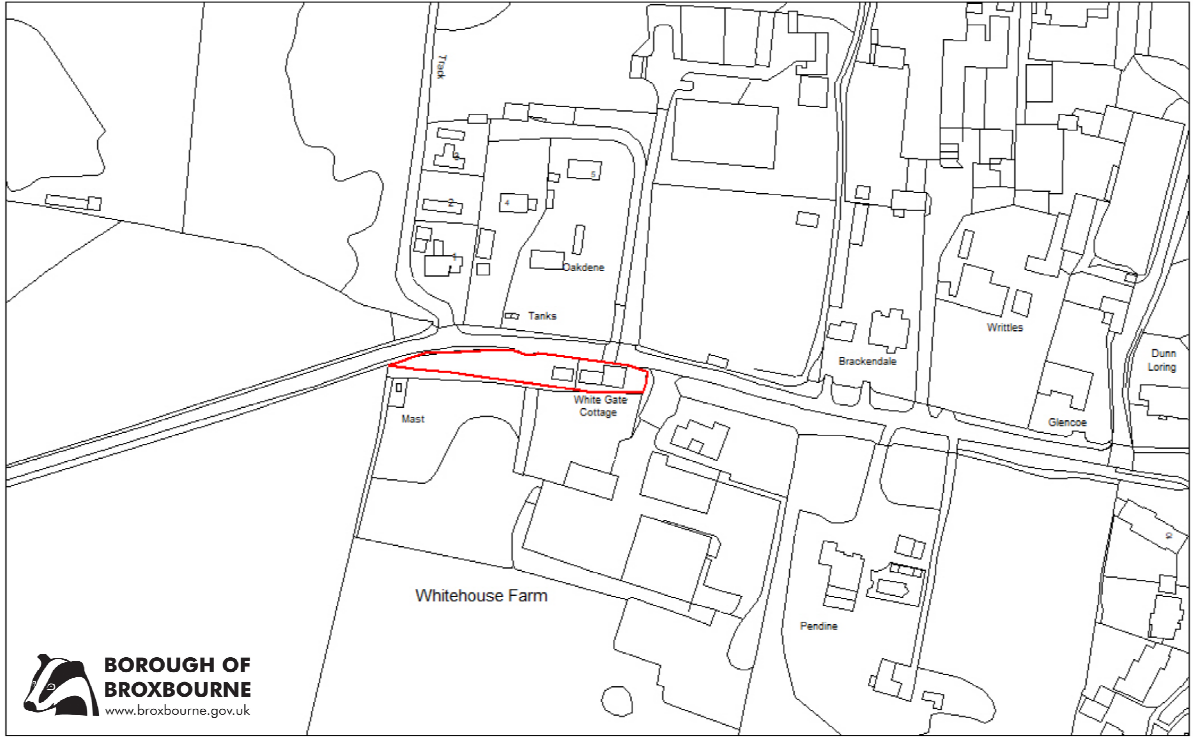
Mr Douglas Cooper  
Head of Planning and Development

On behalf of:


Borough of Broxbourne  
Bishops College  
Churchgate  
Cheshunt  
Hertfordshire  
EN8 9XB

WHO THIS NOTICE IS SERVED ON:

1. **Mr. G.H. Hessing, 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**



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	<b>BROXBOURNE BOROUGH COUNCIL</b> BOROUGH OFFICES CHURCHGATE CHESHUNT WALTHAM CROSS EN8 9QX TEL - 01992 785555	<b>Title</b> Enforcement Notice
		<b>Location</b> White Gate Cottage, St James Road, Goffs Oak, EN7 6TR
		<b>S.Bates / DC</b> <b>Date:</b> 2/9/2021 <b>Scale:</b> 1/1500 <b>Centre:</b> 532380.36 , 203322.45
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# WARNING

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN PARAGRAPH 7.  
THERE IS NO RIGHT OF APPEAL TO THE FIRST SECRETARY OF STATE  
AGAINST THIS NOTICE.**

It is an offence to contravene a temporary stop notice after a site notice has been displayed or the temporary stop notice has been served on you. (Section 171G of the 1990 Act). If you then fail to comply with the temporary stop notice you will be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty is £20,000 on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with the planning mailbox [planning@broxbourne.gov.uk](mailto:planning@broxbourne.gov.uk). If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional adviser specialising in planning matters. 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.