



**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
OPERATIONAL 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**

The Huntsman, Goose Green, Lord Street, Hoddesdon, Hertfordshire, EN 11 8SN shown edged red on the attached plan.

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

Without planning permission erection of a timber outbuilding on the land laying to the west of the dwellinghouse across the right of way.

4. REASONS FOR ISSUING THIS NOTICE

- 4.1 It is considered that unauthorised operational development commenced within the last 4 years.
- 4.2 It is considered that retrospective planning permission for this unauthorised development in this Green Belt location would not be granted as it seriously detracts from the character and appearance of the area and would constitute inappropriate development within the Green Belt where no special circumstances exist contrary to Policies GBC2, GBC11, GBC12 and GBC16 of the Borough of Broxbourne Local Plan Second Review 2001-2011 and Policy GB1 of the Draft Broxbourne Local Plan 2016. In addition the development is contrary to the aims and objectives of part 9 of the National Planning Policy Framework and the Planning Policy Guidance 2.
- 4.3 The unauthorised development fails to protect the openness of the Green Belt and is materially harmful to the visual amenities of the area diminishing the openness of the Green Belt and conflicts with the purposes of including the land within it. It is therefore contrary to Policies GBC2, GBC11, GBC12 and GBC16 of the Borough of Broxbourne Local Plan Second Review 2001-2011 and Policy GB1 of the Draft Broxbourne Local Plan 2016. In addition the development is contrary to the aims and objectives of Part 9 of the National Planning Policy Framework.
- 4.4 The development would extend the curtilage of the dwelling into open Green Belt land to the detriment of its openness, character and appearance. As such the development does not comply with Policies GBC11 and GBC12 and GBC16 of the Borough of Broxbourne Local Plan Second Review 2001-2011 and Policy GB1 of the Draft Broxbourne Local Plan 2016. In addition the development is contrary to the aims and objectives of Part 9 of the National Planning Policy Framework.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Permanently remove the outbuilding and hardstanding it is constructed upon from the land lying to the west of the dwellinghouse; and
- (ii) Permanently remove from the land all rubble, rubbish or debris arising from compliance with (i) above.

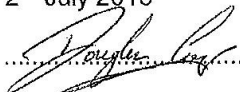
6. TIME FOR COMPLIANCE

1 months after this notice takes effect.

7. **WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on **2nd August 2018** unless an appeal is made against it beforehand.

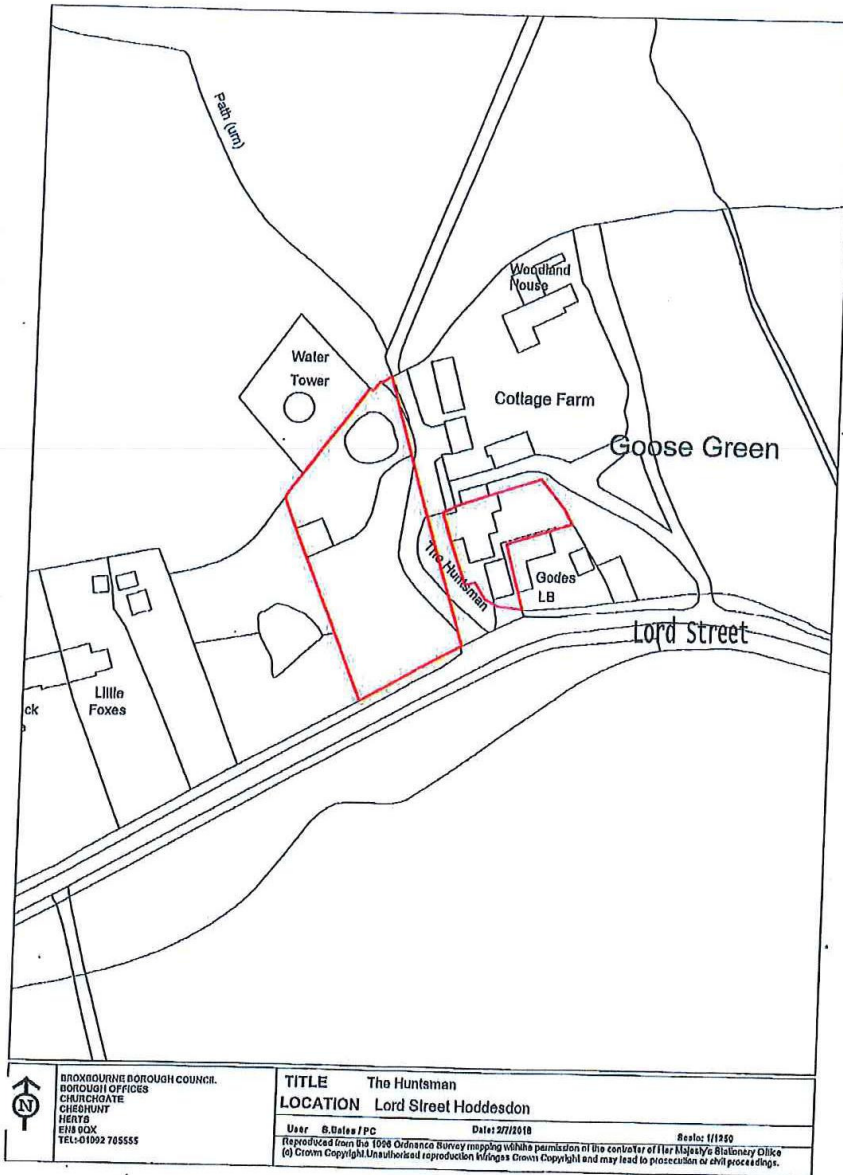
Dated: 2nd July 2018


Signed: 

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

WHO THIS ENFORCEMENT NOTICE IS SERVED ON:

- Mr Leslie Thomas Dillon and Mrs Janet Dillon, The Huntsman, Goose Green, Lord Street, Hoddesdon, Hertfordshire, EN 11 8SN
- The Owner/Occupier, The Huntsman, Goose Green, Lord Street, Hoddesdon, Hertfordshire, EN 11 8SN



 BROOKHURST BOROUGH COUNCIL BOROUGH OFFICES CHURCHGATE CHORLTON HERTS EN9 6DX TEL: 01992 765555	TITLE The Huntsman	
	LOCATION Lord Street Hoddesdon	
User: B. Daley / PC	Date: 27/10/18	Scale: 1:1250
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YOUR RIGHT OF APPEAL

You can appeal against this notice, provided the appeal is received or posted in time to be received by The Planning Inspectorate before the effective date.

The enclosed information explains how you may request the necessary forms to enable you to appeal:

- The Planning Inspectorate;
Wherever possible you should make your appeal(s) on-line through the Planning Portal: <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

Or by post to: Customer Support Team, Room 3/13, Temple Quay House, 2 The Square, Bristol, BS1 6PN

Or by email to: enquiries@planning-inspectorate.gsi.gov.uk
Contact telephone: 0303 444 5000

- Development Management, Broxbourne Borough Council
Bishops' College | Churchgate | Cheshunt | EN8 9XQ - Contact telephone: 01992 785555 – Email - planning@broxbourne.gov.uk

The Planning Inspectorate has introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the Internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Please note that a separate appeal form must be completed for each individual person or individual organisation. Each appeal may attract a fee as set out below.

IF YOU APPEAL

If you lodge an appeal then you must submit to The Planning Inspectorate a statement in writing specifying the grounds on which you are appealing against the enforcement notice, and stating briefly the facts that you propose to rely on, in support of each of these grounds, either

- When giving notice of appeal OR
- Within 14 days from the date that The Planning Inspectorate sends you a notice that requires you to send a statement

If you wish to have your appeal also considered as an express application for planning permission, or you intend to make an appeal under Ground (a), you may be required to pay a fee.

A fee may be payable for the express application for planning permission for the development alleged to be in breach of planning control in the enforcement notice. This is pursuant to regulation 10 of the Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989 (7).

The fee for this case is **£412.00**. This amount is payable to the Council.

- Once your appeal has been submitted to the Planning Inspectorate, payment can be made by phone with the Planning Technical Support Team on 01992 785555 or planning@broxbourne.gov.uk. Please quote the Enforcement Case Reference Number (see the top of this Notice) and the Appeal Reference Number (see the top of your electronically completed appeal form).
- The Development Management Service no longer take payment by cheque. Payment may be made by Credit Card or by BACS.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice before the effective date you may be held responsible. Therefore you must ensure that the required steps detailed under the heading "What you are required to do", of Schedule 4 of this notice are complied with, within the period specified in the notice.

Failure to comply with an enforcement notice, that has taken effect, can result in prosecution and/or direct action by the Council.