



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 AND CHANGE OF USE

ISSUED BY: Broxbourne Borough Council (“the Council”)

1. THIS IS A FORMAL NOTICE issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A (1) (a) of the above Act, at the land described below. They consider 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 THE NOTICE RELATES

Land at Ludlow House, 15 Orchid Close, Goff's Oak, Waltham Cross EN7 5NF edged in red on the attached plan.

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

Without planning permission, the unauthorised change in use of the detached garage, shown hatched black on the attached plan, to a separate, self-contained unit of residential accommodation.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control occurred within the last 4 years.

The provision of an additional dwelling in the Green Belt is, by definition, inappropriate development and no very special circumstances has been demonstrated. The development is therefore contrary to the National Planning Policy Framework (2021) and policy GB1: Green Belt of The Broxbourne Local Plan 2018 – 2033 (June 2020).

In addition, there is insufficient private amenity space to meet the standards set out in the Borough-wide Supplementary Planning Guidance (updated 2013) and is therefore contrary to policy DSC1: General Design Principles of The Broxbourne Local Plan 2018 – 2033 (June 2020). Furthermore, it has not been demonstrated that there will be no detrimental impacts on the amenities enjoyed by the occupiers of neighbouring properties or that provision for the storage of refuse and recycling facilities has been considered and as such the development is contrary to Policy EQ1: Residential and Environmental Quality of The Broxbourne Local Plan 2018 – 2033 (June 2020).

The loss of part of the garage for parking and the resulting additional parking requirement from the provision of additional residential accommodation the development is contrary to Policy TM5: Parking Guidelines of The Broxbourne Local Plan 2018 – 2033 (June 2020).

Overall, the development is contrary to national and local planning policy and no very special circumstances or mitigation has been offered.

The Council does not consider that planning conditions could overcome the objections to the development.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the use of the garage as a separate unit of accommodation
- (ii) Remove all kitchen units and facilities from the garage, including all associate fixtures and fittings therefrom (as illustrated by photos in Annex 1 attached to this Notice)
- (iii) Remove the garden fence shown in blue on the attached plan, and further documented by photos in Annex 1 attached to this Notice.
- (iv) Remove all materials, waste, and debris resultant from steps (ii) and (iii) from the Land

6. TIME FOR COMPLIANCE

Step (i) 1 week from the date this Notice takes effect

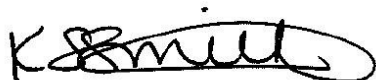
Step (ii) and (iii) 3 months from the date this Notice takes effect

Step (iv) 4 months from the date this Notice takes effect

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 18th March 2022 unless an appeal is made against it beforehand.

Dated: 16th February 2022



Signed:

Katie Smith

Associate Director (Place)

Borough of Broxbourne

Bishops College, Churchgate, Cheshunt, EN8 9XE

WHO THIS ENFORCEMENT NOTICE IS SERVED ON:

- T.U Investments (Five) Limited (Co. Regn. No. 10579698) of 49 Drake Road, Harrow HA2 9DZ
- T.U Investments (Five) Limited (Co. Regn. No. 10579698) of Unit 1a, Abbey Trading Estate, Bell Green Lane, London, SE26 5TW
- The Owner(s), Ludlow House, 15 Orchid Close, Goffs Oak, Waltham Cross EN7 5NF
- The Occupier(s), Ludlow House, 15 Orchid Close, Goffs Oak, Waltham Cross EN7 5NF
- The Occupier(s), Garage at Ludlow House, 15 Orchid Close, Goffs Oak, Waltham Cross EN7 5NF
- The Company Secretary, Fleet Mortgages Limited (Co. Regn. No. 8663979) of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire GU51 4WP.

ANNEX

YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Planning Inspectorate acting on behalf of the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal
<http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period[s] specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Direct Line: 0303 444 5000
Email: enquiries@planninginspectorate.gov.uk

THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details above.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site 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.

ANNEX 1: Photo

