



## **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 279 Perrysfield Road, Cheshunt, EN8 0TP, shown edged in red on the attached plan (Plan 1).

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

Without planning permission, the erection of a wooden boundary fence, in the approximate position marked in blue on the attached Plan 2 in order to enclose open amenity land into the residential garden of 279 Perrysfield Road.

**4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the breach of planning control was erected within the last 4 and 10 years.

Planning permission was refused to retain the fence and continue the change the use of the land from amenity land to residential garden, (reference 07/21/1433/F) which facilitate the change of use of open amenity land to part of the residential garden of 279 Perrysfield Road. The reason for refusal was as follows:

*Insufficient evidence has been provided to confirm the applicant has permission and right to use the highway land. Furthermore, the development results the loss of a section of aesthetically important green amenity space and a street tree within this residential estate. The development does not preserve or enhance the character and appearance of the amenity land and is harmful to the street scene. As such, the proposed development does not comply with Policies DSC1, ORC3 and TM1 of the*

*Local Plan 2018-2033 (June 2020). All policies comply with the aims and objectives of the National Planning Policy Framework (July 2021).*

The Council do 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 land as part of the private garden of 279 Perrysfield Road
- (ii) Reinststate the previous boundary line between the garden of 279 Perrysfield Road and the amenity land in accordance with the Town and Country Planning General Permitted Development Order 2015 (as amended) Schedule 2, Part 2, Class A.
- (iii) Remove the wall and gates, including any posts or supports, from the position marked blue on Plan 2.
- (iv) Remove any resultant debris from the land.

## **6. TIME FOR COMPLIANCE**

- Step (i) – 1 week from the date this Notice takes effect  
Step (ii) – 4 weeks from the date this Notice takes effect  
Step (iii) – 8 weeks from the date this Notice takes effect  
Step (iv) – 10 weeks from the date this Notice takes effect

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

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

Dated: 16 February 2022

Signed:



Katie Smith  
Assistant Director – Place  
Borough of Broxbourne  
Bishops College, Churchgate, Cheshunt, EN8 9XE

## **WHO THIS ENFORCEMENT NOTICE IS SERVED ON:**

- Mrs Denise Boyden of 279 Perrysfield Road, Cheshunt, Hertfordshire, EN8 0TP
- Taylor Wimpey UK Limited (Co. Regn. No. 1392762) of Gate House, Turnpike Road, High Wycombe, HP12 3NR

**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](mailto: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.

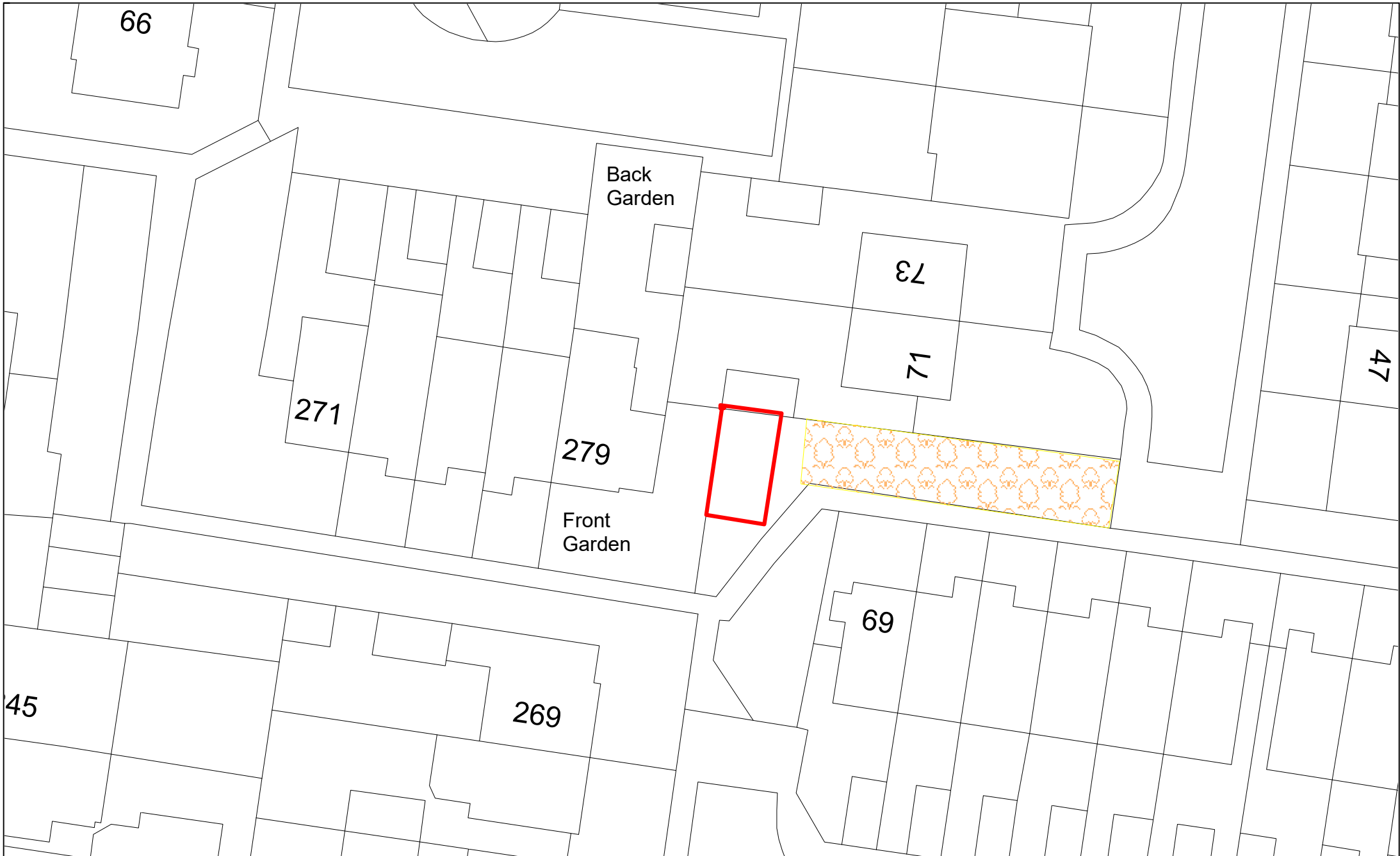
**You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.**

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.

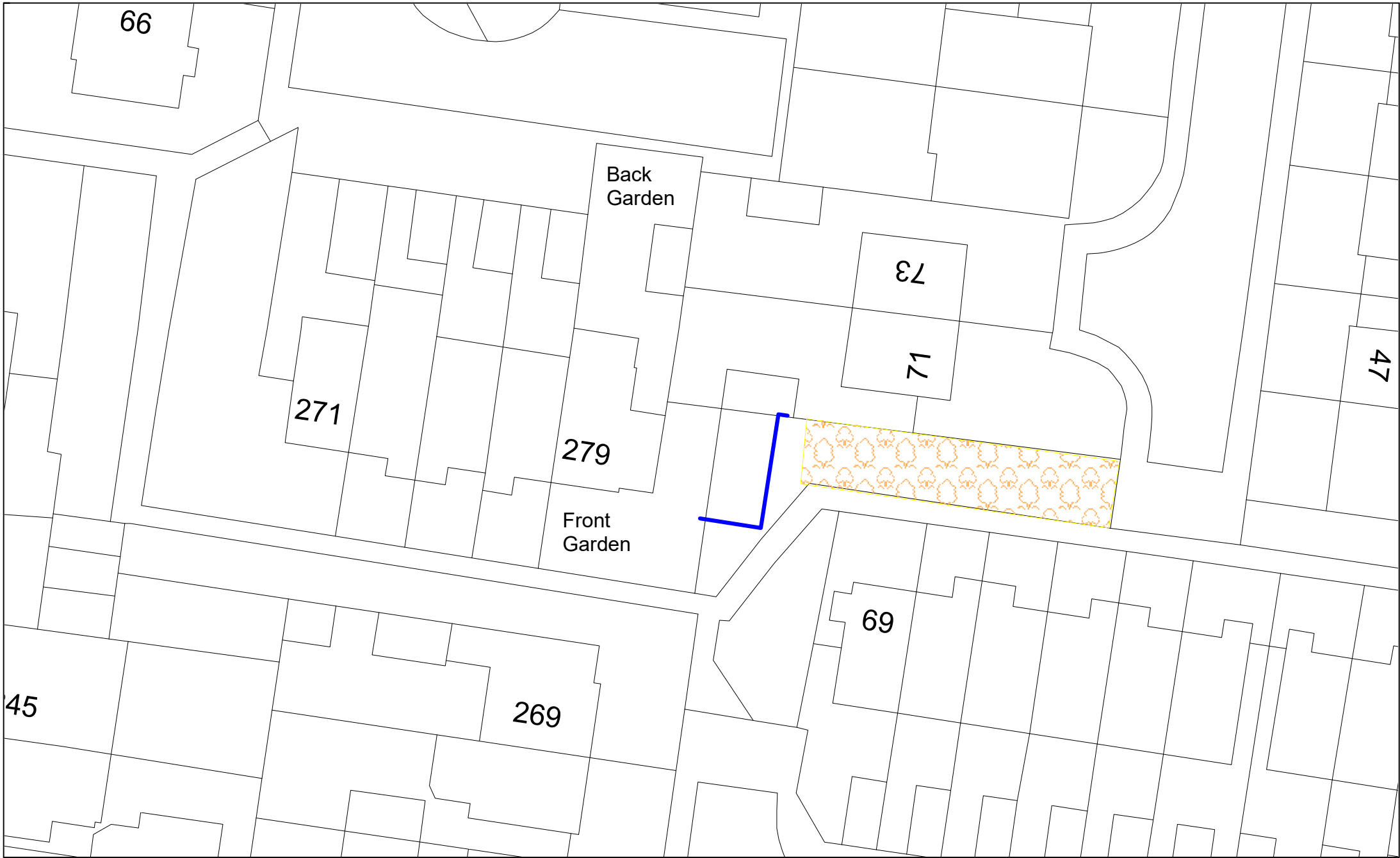


**BOROUGH OF  
BROXBOURNE**  
[www.broxbourne.gov.uk](http://www.broxbourne.gov.uk)

Enforcement Notice reference - ENF/22/0011 Plan 1  
279 Perrysfield Road, Cheshunt

S.Bates / L.White Scale: 1: 350 Date: 15 February 2022  
Crown Copyright Borough of Broxbourne LA100023526





**BOROUGH OF  
BROXBOURNE**  
www.broxbourne.gov.uk

Enforcement Notice reference - ENF/22/0011 Plan 2  
279 Perrysfield Road, Cheshunt

S.Bates / L.White Scale: 1: 350 Date: 15 February 2022  
Crown Copyright Borough of Broxbourne LA100023526

