



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 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 Faints Close, Cheshunt shown edged in red on the attached plan.

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

Without planning permission, the erection of gates, both vehicular and pedestrian, including supporting pillars in the approximate position marked in blue on the attached plan

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the breach of planning control has taken place within the last 4 years.

Planning permission was granted for the erection of 5 dwellings on land at Faints Close (reference 07/19/0492/O and 07/20/0522/RM). The approvals were subject to conditions regarding compliance with submitted plans, access by service vehicles, boundary treatments, proposed access, and public access to land to the north of the site. The conditions were discharged following submission of details.

The unauthorised gates are contrary to the permissions and to the details submitted to discharge the conditions in that no gates are shown.

The gates prevent access by service vehicles, resulting in refuse collections taking place outside the gates which causes an obstruction to 6 Faints Close. Traffic waiting to enter the site further obstructs driveways on Faints Close. The lighting and intercom

system create additional disturbance, whilst the CCTV system and queuing traffic provides a loss of privacy.

This is contrary to the Borough of Broxbourne Waste Supplementary Planning Guidance August 2019, and Policies TM1, TM3, EQ1, EQ3, and EQ4 of The Broxbourne Local Plan 2018 – 2033 (June 2020) and the National Design Guide (January 2021).

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

5. WHAT YOU ARE REQUIRED TO DO

Remove the vehicular and pedestrian gates, including brick support posts, lighting, CCTV and any other associated paraphernalia from the land.

6. TIME FOR COMPLIANCE

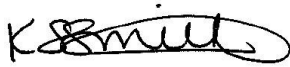
28 calendar days from the date this Notice takes effect

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:

- London North RT Limited (Co. Regn. No. 12503145) of Sterling House, 2b Fulbourne Road, London, E17 4EE
- London North RT Limited (Co. Regn. No. 12503145) of 1st Floor, 87-89 High Street, Hoddesdon, Hertfordshire, EN11 8TL
- West One Development Finance Limited (Co. Regn. No 11242570) of 3rd Floor Premier House, Elstree Way, Borehamwood, WD6 1JH
- West One Development Finance Limited (Co. Regn. No. 11242570) of Third Floor, The Edward Hyde Building, 38 Clarendon Road, Watford, WD17 1JW

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.

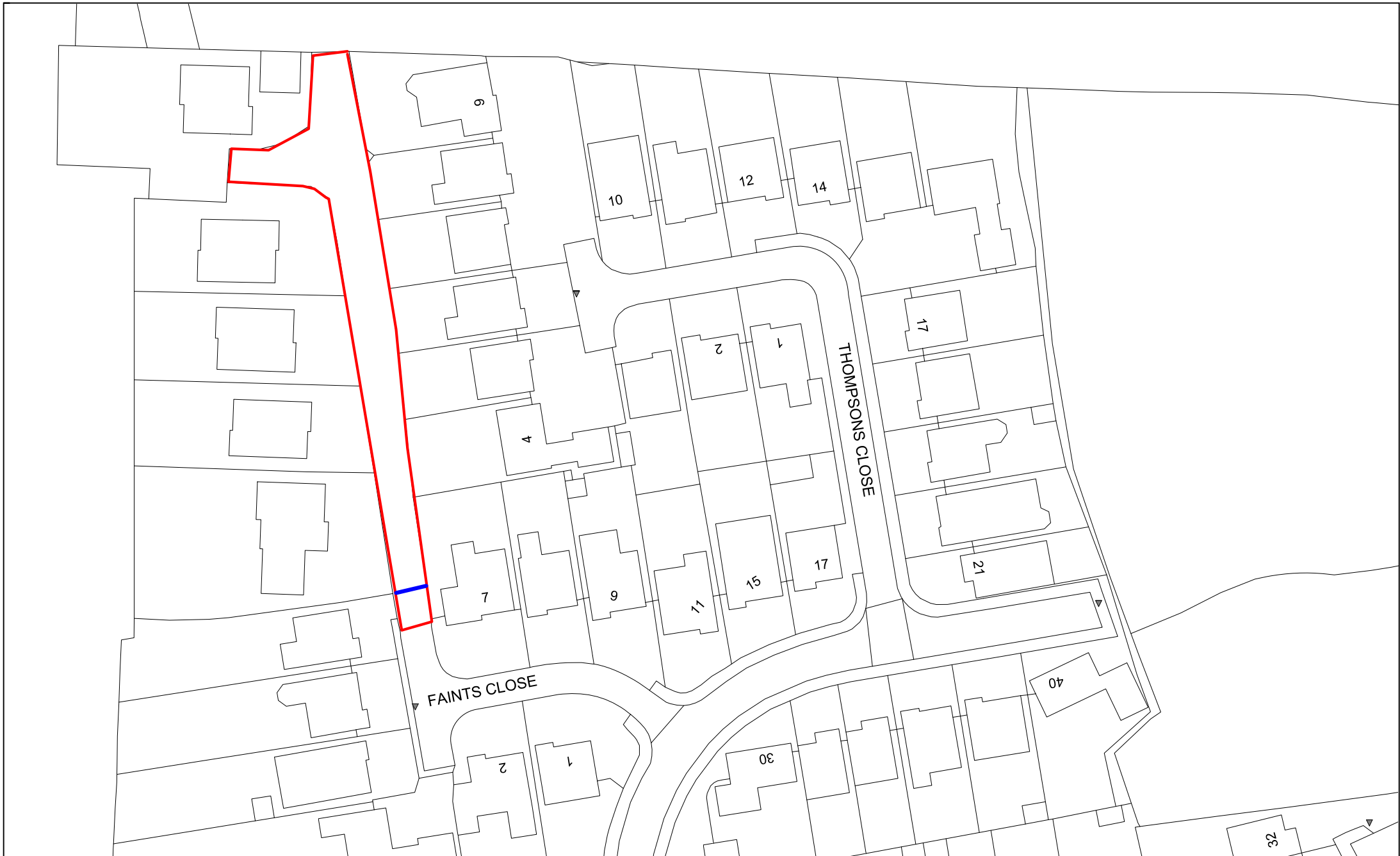
You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

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.



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

Enforcement Notice reference - ENF/22/0013
Faints Close, Cheshunt

S.Bates / L.White Scale: 1: 750 Date: 14 February 2022
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