



**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)

BREACH OF CONDITION NOTICE

Served By: Broxbourne Borough Council ("the Council")

Copies of the Notice served on:

- Mahir Erdogan of 31 Flamstead End Road, Cheshunt, Hertfordshire, EN8 0JA
- Betul Erdogan of 31 Flamstead End Road, Cheshunt, Hertfordshire, EN8 0JA
- The Occupier of 31 Flamstead End Road, Cheshunt, Hertfordshire, EN8 0JA

- 1 **THIS NOTICE** is served by the Council under Section 171A(2)(b) as defined by Section 187A of the above Act because it considers that a condition imposed on a grant of planning permission, relating to the land described in paragraph 2 below, has not been complied with. The Council considers that you should be required to comply with the condition specified in this notice.

The Annex at the end of this notice contains important information.

- 2 **THE LAND TO WHICH THIS NOTICE RELATES**

31 Flamstead End Road, Cheshunt, Hertfordshire, EN8 0JA shown edged red on the attached plan.

3 THE RELEVANT PLANNING PERMISSION(S)

The notice relates to the planning permission granted by the Council on 15th February 2021 under the reference 07/20/1170/HF for a “two storey rear extension and single storey front porch extension with conversion of garage into habitable room”.

4 THE BREACH OF CONDITION

The condition 2 attached to planning permission reference 07/20/1170/HF has not been complied with –

Condition 2: The development hereby permitted shall be carried out and completed in accordance with the proposals contained in the application and drawing numbers 20_76-P-01 (Revision V1), 20_76-P-02 (Revision V1), 20_76-P-03 (Revision V1), 20_76-P-04 (Revision V1), 20_76-P-05 (Revision V1) and 20_76-P-07 (Revision V1) submitted therewith. Reason - To ensure the development is carried out as permitted.

The condition 6 attached to planning permission reference 07/20/1170/HF has not been complied with –

Condition 6: The roof areas of the extensions hereby permitted shall not be used as a balcony, sitting-out or amenity area. Reason - To preserve the privacy and amenities of adjoining properties.

5 WHAT YOU ARE REQUIRED TO DO

As the person(s) responsible for the breach of conditions specified in paragraph 4 of this notice, you are required to comply with the stated conditions by taking the following steps:

- (i) Permanently cease the use of all roof areas for the purposes of a balcony, sitting out or amenity area.
- (ii) Remove the railings on the rear roof area
- (iii) Replace the window and door arrangements on the rear elevation so that they are in accordance with the approved plans
- (iv) Remove the additional area of flat roof on the rear extension so that it is in accordance with the approved plans
- (v) Remove all resultant debris from the land

6 TIME FOR COMPLIANCE

Step (i) 1 day beginning with the date on which this notice is served on you

Step (ii) 2 weeks beginning with the date on which this notice is served on you

Step (iii) 1 month beginning with the date on which this notice is served on you

Step (iv) 2 months beginning with the date on which this notice is served on you

7 DATE OF SERVICE

Dated: 30 June 2022

Signed:



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

ANNEX

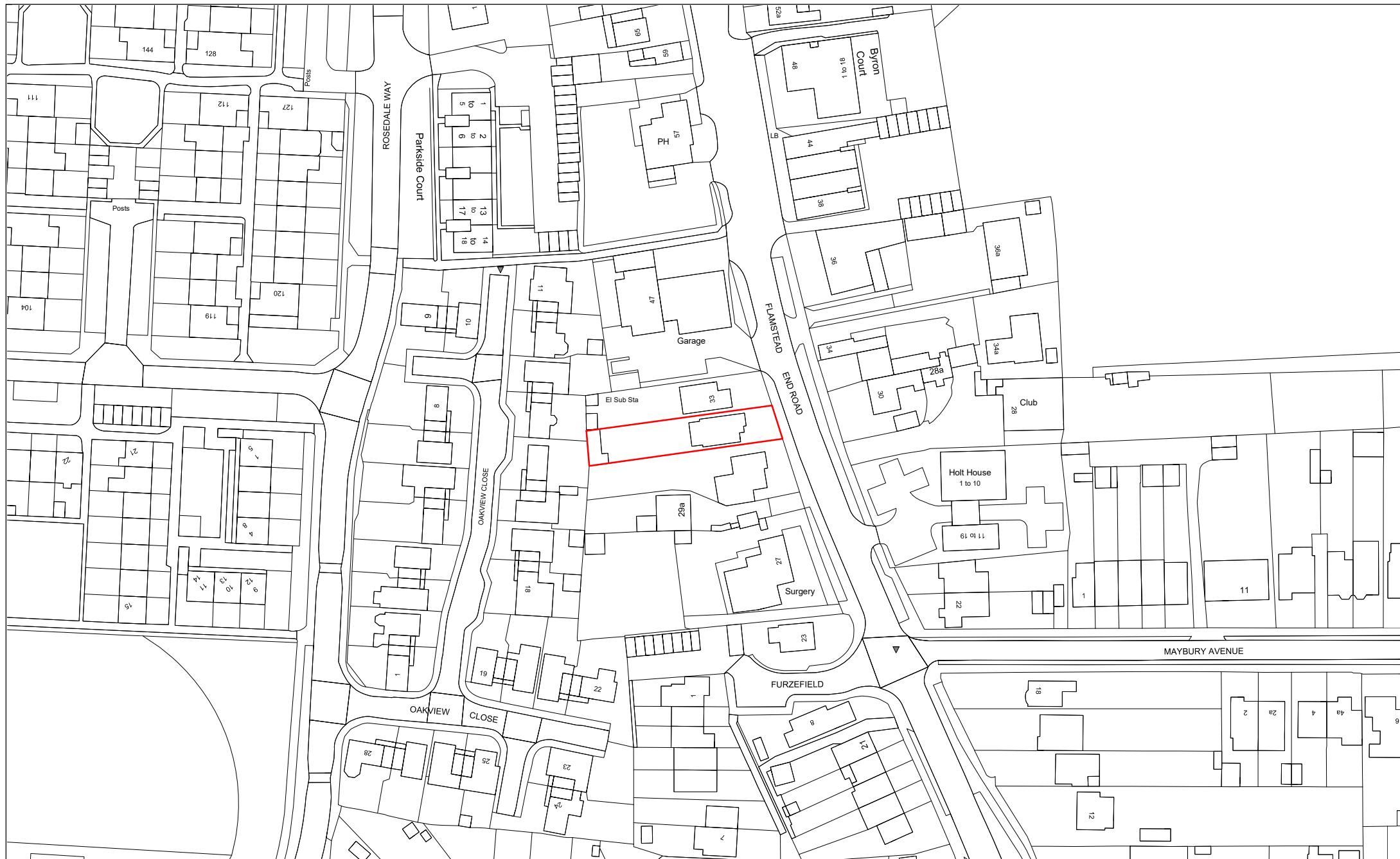
THIS NOTICE TAKES EFFECT *IMMEDIATELY* IT IS SERVED ON YOU IN PERSON OR ON THE DAY YOU RECEIVED IT BY POST

THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR THE ENVIRONMENT AGAINST THIS NOTICE

It is an offence to contravene the requirements stated in paragraph 5 of this notice after the end of the compliance period. You will then be at risk of **immediate prosecution** in the Magistrates' Court, for which the maximum penalty of Level 3 of Standard Scale for the first offence and for any subsequent offence. If you are in any doubt about what this notice requires you to do, you should get in touch *immediately* with Petra Connolly, Planning Compliance Officer, Bishops College, Churchgate, Cheshunt, Herts. EN8 9XB. Telephone 01992 785555 Ext: 5954.

If you need independent advice about this notice, you are advised to contact a lawyer, planning consultant or other professional adviser specialising in planning matters as a matter of urgency.

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. A lawyer will advise you on what this procedure involves.



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

Enforcement reference ENF/22/0019
31 Flamstead End Road, Cheshunt

S.Bates / L.White Scale: 1:1,250 Date: 14 June 2022

Crown Copyright Borough of Broxbourne LA100023526

