



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 are served on:

- **Calogero Di Piazza of Trevor Jones, Springfield House, 99-101 Crossbrook Street, Cheshunt, Waltham Cross, EN8 8JR**
- **Helena Chloe of Trevor Jones, Springfield House, 99-101 Crossbrook Street, Cheshunt, Waltham Cross, EN8 8JR**
- **Rosetta Di Piazza of Trevor Jones, Springfield House, 99-101 Crossbrook Street, Cheshunt, Waltham Cross, EN8 8JR**
- **Caviro LTD of Trevor Jones, Springfield House, 99-101 Crossbrook Street, Cheshunt, Waltham Cross, EN8 8JR**

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 THE NOTICE RELATES

Land at 171 Crossbrook Street, Waltham Cross, Hertfordshire, EN8 8ND, as identified edged red and marked with an A on the attached plan.

3. THE RELEVANT PLANNING PERMISSION(s)

The notice relates to the planning permission granted by the Council on 8th August 2019 under the reference 07/19/0221/F for Conversion and part demolition of existing club to 10no. 1 bed 1 no. 2 bed and 2no. studio flats including alterations to roof and construction of 2 storey residential block to rear.

4. THE BREACH OF CONDITION

The condition 7 attached to attached to planning permission reference 07/19/0221/F has not been complied with -

Condition 7: Prior to demolition works, details of a Construction Environmental Management Plan (CEMP) shall be submitted to the Council for approval in writing. The CEMP shall include details of:

- Hours of work;
- Measures to reduce dust and dirt during construction;
- Wheel cleaning facilities and procedures;
- Construction vehicle movements and traffic management measures;
- Parking of offsite operatives;
- Facilities for offsite operatives;
- Site hoardings.

The development shall proceed in accordance with the agreed CEMP

Reason – To protect the amenities of the occupiers of the neighbouring properties and in the interest of visual amenity during construction.

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) Submit details of a Construction Environmental Management Plan (CEMP) to the Council for approval in writing

6. TIME FOR COMPLIANCE

Step (i) – One (1) months from the date this Notice takes effect

7. TIME FOR COMPLIANCE

This notice takes effect on 23 June 2023.

Dated: 24 May 2023

Signed:

Alison Knight
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 Ayesha Johnson, Principal Planning Compliance Officer, Bishops College, Churchgate, Cheshunt, Herts. EN8 9XB. Telephone 01992 785555 Ext: 5945.

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.