



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:

- **Alvin Holland Austin of 54 Ditchfield Road, Hoddesdon, EN11 9HT**
- **Katie Carol Austin of 54 Ditchfield Road, Hoddesdon, EN11 9HT**
- **The Occupier(s) of 54 Ditchfield Road, Hoddesdon, EN11 9HT**
- **NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.**

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 54 Ditchfield Road, Hoddesdon, EN11 9HT as identified edged red on the attached plan.

3. THE RELEVANT PLANNING PERMISSION(s)

The notice relates to the planning permission granted by the Council on 20 May 2020 under the reference 07/20/0259/HF for 'Single storey rear extension and loft conversion with rear dormer'.

4. THE BREACH OF CONDITION

The condition 3 attached to attached to planning permission reference 07/20/0259/HF has not been complied with -

Condition 3: The proposed development shall be finished externally in materials to match the existing building, unless the Local Planning Authority otherwise agrees in writing. Reason – To ensure the development is carried out as permitted.

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) Remove the existing external facing materials and replace with brown clay or brown slate type of roof tiles to match the existing building. Examples provided in Appendix 1 (attached).
- (ii) Remove any resultant debris from the land

6. TIME FOR COMPLIANCE

Step (i) – Three (3) months from the date this Notice takes effect

Step (ii) – Four (4) months from the date this Notice takes effect

7. TIME FOR COMPLIANCE

This notice takes effect on 25 October 2023

Dated: 25 October 2023

Signed:

Alison Knight
Director – Place
Borough of Broxbourne
Bishops College, Churchgate, Cheshunt, EN8 9XE

ANNEXE

THIS NOTICE TAKES EFFECT *IMMEDIATELY* IF 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.

Appendix 1

