

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR
PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPENSATION
ACT 1991)**

ENFORCEMENT NOTICE

ISSUED BY: NORTH HERTFORDSHIRE DISTRICT COUNCIL

1. THIS NOTICE is 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) 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 The Cabinet, High Street, Reed, Royston SG8 8HA shown edged in red on the attached plan,

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

Without planning permission, the change of use of a public house to a residential dwelling house.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years.

Retrospective planning permission has been refused for the residential use (16/02113/1) on 20 July 2017.

A planning appeal (APP/X1925/W/17/3188914) against the refusal of retrospective planning permission for the use has been dismissed on 10 December 2018.

The development is contrary to Policy ETC7 (Scattered local shops and services in towns and villages) of the submission North Hertfordshire Draft Local Plan 2011-2031

The development is contrary to Paragraphs 83 (Supporting a prosperous rural economy) and 92 (Promoting healthy and safe communities) of the National Planning Policy Framework 2019 (NPPF)

Planning conditions can not overcome the objections to the development that has been undertaken.

5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the unauthorised use of the public house as a residential dwelling house.

6. TIME FOR COMPLIANCE

- (i) 6 Months from when this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 19 August 2019, unless an appeal is made against it beforehand.

Dated: 18 July 2019

Signed:



Simon Ellis
Development and Conservation Manager on behalf of
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

ANNEX

North Hertfordshire District Council has issued an enforcement notice relating to land at The Cabinet, High Street, Reed, Royston SG8 8HA and you are served with a copy of that notice as you have an interest in the Land. Copies of the notice have also been served on the parties listed at the end of this 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 Secretary of State **before** the date specified in paragraph 7 of the notice.

Guidance on the Enforcement Appeals procedure and how to make an Enforcement Appeal can be found from the following web address:

<http://www.planningportal.gov.uk/planning/appeals/enforcementappeals>

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal

www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf

IF YOU APPEAL

If you lodge an appeal then you must submit to the Secretary of State, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts that you propose to rely on, in support of each of those grounds. Either:

When giving notice of appeal; or

Within 14 days from the date that the Secretary of State sends you notice that requires you to send a statement.

Whilst you are fully within your rights to make a Ground (a) appeal against this notice, namely that planning permission should be granted for what is alleged in this notice, the fact that an appeal of this nature has already been made and was dismissed by the Planning Inspectorate at that time (under appeal reference APP/X1925/W/17/3188914), means that an appeal on the same ground is unlikely to be considered favourably.

If you wish to make a Ground (a) (that planning permission should be granted for what is alleged in the notice) appeal you will need to pay to the Council double the usual planning fee for a development of this type as set by The Planning Inspectorate. In this instance the fee to be paid for a Ground (a) appeal is £924.00 (£462.00 x2). This fee must be paid to the Council when your appeal is made. If the fee is not paid in advance the Planning Inspectorate may refuse to hear any appeal, or part of an appeal on Ground (a).

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on 19 August 2019 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the periods specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

WHO THIS ENFORCEMENT NOTICE IS SERVED ON

The Owner, Occupier or anyone with an interest in the Land at:

The Cabinet, High Street Reed Reed, Royston, SG8 8HA.

RICHARD KELLY NEWMAN The Cabinet, High Street Reed Reed, Royston, SG8 8HA.

RICHARD KELLY NEWMAN PO Box, 6000, Epping, CM16 4EL

Persons Unknown by way of service of display of the Enforcement Notice on the site.

If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other document please let that person and the Council know as soon as possible.

Enclosures:

Enforcement Notice (3 Copies)



Location Plan



Scale 1:1,250
Date: 18/06/2019

