

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT 1990
(as amended by the Planning and Compensation Act 1991)**

ENFORCEMENT NOTICE

HW/EN/15/00034/DEV

ISSUED BY: Harlow Council

To: Bank of Scotland PLC (Scott. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

1. **THIS NOTICE** is issued by the Council because it appears to them that there has been a breach of planning control, under 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 addition information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at **21 Vicarage Wood, Harlow, CM20 3HF**, shown edged red on the attached plan.

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

Without planning permission, **the erection of a single storey front extension.**

4. **REASONS FOR ISSUING THIS NOTICE**

- 1 The above breach of planning control is not immune from enforcement action; either because the statutory period for enforcement action has not expired.
- 2 It is considered that the erection of the single storey front extension, would have a detrimental impact on the character of the subject site and wider surrounding area contrary to National Planning Policy Framework (NPPF) 2012, Planning Practice Guidance, Policy BE1 of the Adopted Replacement Harlow Local Plan 2006 and the Harlow Design Guide Supplementary Planning Document Adopted October 2011.

5. **WHAT YOU ARE REQUIRED TO DO**

- 1) Demolish the single storey front extension shown in the approximate location hatched blue on the plan attached to this Notice.

2) Remove from the land to which this notice relates all materials, debris and other paraphernalia which results from complying with step one (1).

6. TIME FOR COMPLIANCE

3 Months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

The Notice takes effect on 29th September 2015, unless an appeal is made against it beforehand.

Dated: 25 August 2015

Signed:

Andrew Jarratt
Development Manager
On behalf of Harlow Council, Civic Offices, The Water Gardens, Harlow CM20 1WG

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. If you wish to make an appeal, then you can obtain a copy of the relevant forms from the Appeals area of the Planning Portal – see www.planningportal.gov.uk/pcs. Please do also find enclosed further information from the Planning Inspectorate in order for you to make an appeal.

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Should you wish to make an appeal against this notice please note that the full fee is payable to the Local Planning Authority. The fee for such an appeal in this instance would be £770.00 (£385.00 x 2) and should be made payable to Harlow Council.

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 this notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.

PERSONS SERVED WITH A COPY OF THIS NOTICE

The Owner/Occupier, 21 Vicarage Wood, Harlow, CM20 3HF
Minka Mladenova, 21 Vicarage Wood, Harlow, CM20 3HF
Bank of Scotland PLC (Scott. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.