

Copy



Working together for Harlow

**Legal Services**  
**Civic Centre**  
**The Water Gardens**  
**Harlow, Essex CM20 1WG**  
**DX: 40550 HARLOW-1**

*Delivered  
02/05/2012  
SJB*

**URGENT - BY HAND**

Mr Roger Williams  
50 Denby Grange  
Harlow  
Essex CM17 9PZ

The person dealing with this matter is:  
**Sarah J Bradford**  
Direct dial: 01279 446032  
Direct fax: 01279 446063  
e-mail: sarah.bradford@harlow.gov.uk

2<sup>nd</sup> May 2012

Our Ref: LEG/SJB/HA09/12  
Your Ref:

Dear Sir,

**RE: Breach of Condition 9 of Permission No. HLW/96/0185**  
**Unauthorised Boundary Wall at 50 Denby Grange, Harlow, Essex CM17 9PZ**

We write on behalf of the Council's Planning & Building Control Services, who have asked us to serve a Breach of Condition Notice on you in respect of the unauthorised wall to the front and side of your property.

We enclose herewith a Breach of Condition Notice under the Town & Country Planning Act 1990.

You are therefore required to comply with the requirements set out in the Notice (paragraph 5). Please note that should you fail to comply within 60 days of the date of the Notice you will be committing a criminal offence, the penalty for which is set out in the Annex to the Notice.

In the circumstances we anticipate your urgent response, in order to avoid legal action against you.

Yours faithfully,

Mrs S J Bradford  
Legal Assistant  
**For Legal Services**



**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: **Harlow Council**  
To: **Mr Roger Williams of 50 Denby Grange, Harlow, Essex, CM17 9PZ**

**1. This Notice** is served by the Council, under section 187A of the above Act, because they consider 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 consider that you should be required to comply with the condition specified in this notice. The Annex at the end of this notice contains important additional information.

**2. The Land To Which The Notice Relates**

Land at 50 Denby Grange, Harlow, Essex, CM17 9PZ, shown edged red on the attached plan.

**3. The Relevant Planning Permission**

The relevant planning permission to which this notice relates is the permission granted by the Council on 2<sup>nd</sup> September 1996 for Erection Of 56 Residential Dwellings Including Access Roads, Associated Parking And Garages (Amendment To Previously Approved Scheme) Reference HLW/96/0185.

**4. The Breach Of Condition**

The following condition has not been complied with:

9 Details of all boundary treatments shall be submitted to, and approved by the Local Planning Authority before the development hereby permitted is commenced. Notwithstanding the provisions of the General (Permitted Development) Order 1995, all boundary walls and fences agreed under this condition shall be retained as approved and shall not be altered in form or location without the prior agreement in writing of the Local Planning Authority.

**5. What You Are Required To Do**

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

(1) Remove the small and dwarf wall erected to the northern boundary of the property as annotated on the attached plan.

- (2) Re-instate a 600mm high post and rail fence to the northern boundary of the property, replacing the annotated small wall. (as originally approved on plan reference 40035/02 Sheet 2 of 2).

Period for compliance: **60 days** beginning with the day on which this notice is served on you.

Dated: 2<sup>nd</sup> May 2012

Signed:



Dianne Cooper, Planning & Building Control Manager

On behalf of: Harlow District Council  
Civic Centre  
The Water Gardens  
Harlow  
Essex



CF

Denby

# Harlow Council

*Working together for Harlow*

Civic Centre  
The Water Gardens  
College Square  
Harlow  
Essex CM20 1WG

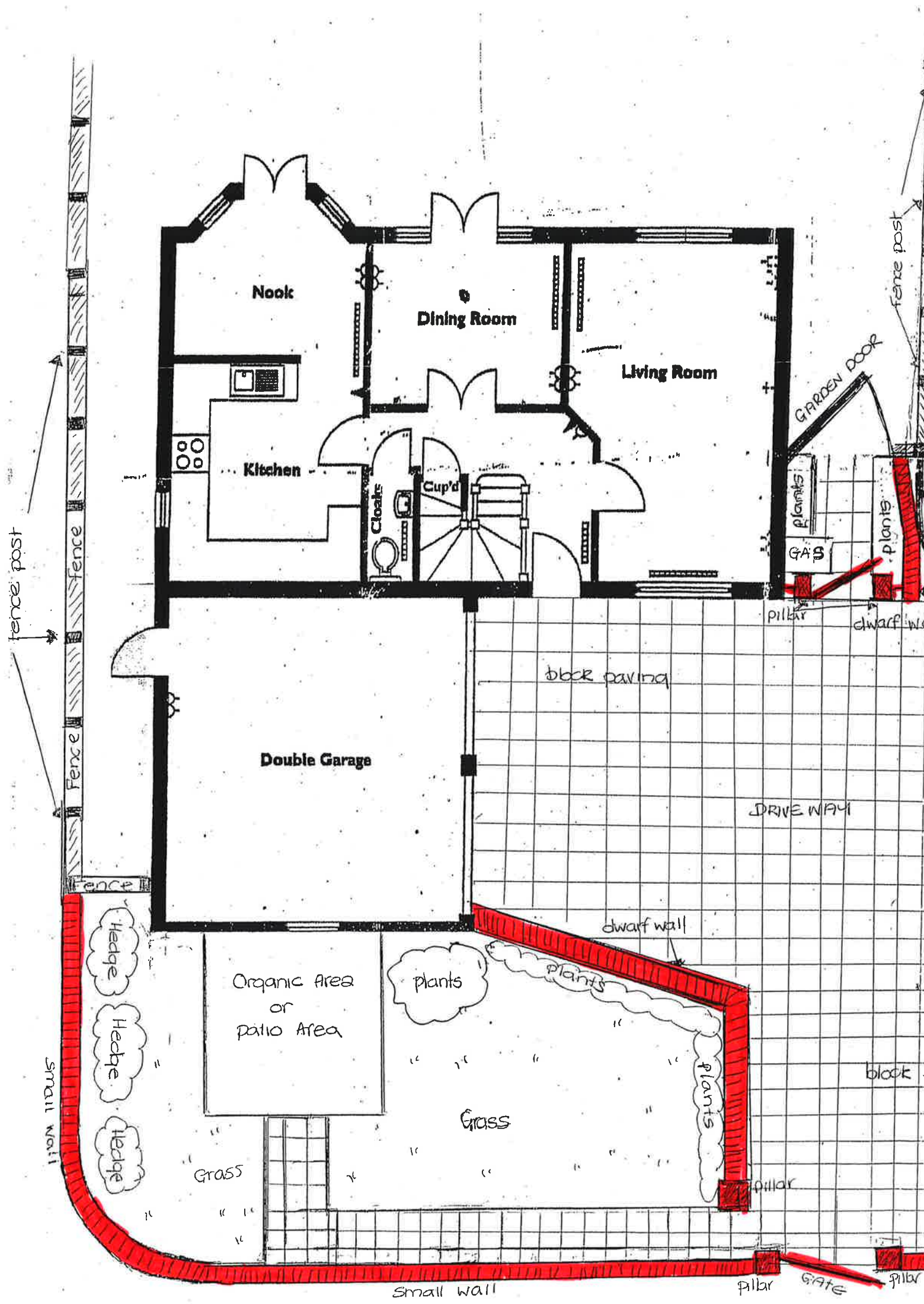


Title and Drawing no.  
50 Denby Grange

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Drawn By planninguser  
Date 25th April 2012  
Scale 1:1250





Nook

Dining Room

Living Room

Kitchen

Cloats

Cup'd

GARDEN DOOR

plants

plants

GAS

pillar

dwarf wall

fence post

fence

fence

Double Garage

block paving

DRIVE WAY

Hedge

Hedge

Hedge

Organic Area  
or  
patio Area

plants

plants

plants

block paving

Grass

Grass

pillar

small wall

dwarf wall

small wall

pillar

GATE

pillar