

PLANNING ENFORCEMENT FORMAL ACTION STATUS REPORT (OCT 2018)

	CASE REF.	LOCATION	BREACH	DATE ISSUED	EFFECTIVE DATE	COMPLIANCE DATE	APPEAL	NEW COMPLIANCE DATE	RESULT	NOTES / FURTHER ACTION
<u>1</u>	E/03/00029	Doone Brae Farm, Windmill Road, Markyate	Log Cabin and Garage	16 Mar 04	20 Apr 04	20 Aug 04	Yes, appeal dismissed		Partly Complied	Garage has been removed. Log cabin now fully demolished. Huge flytipping is a new issue. *File to be closed*.
<u>2</u>	E/06/00470	Land at Hatches Croft, Bradden Lane, Gaddesden Row	Stationing of a mobile home for residential purposes on the land.	12 Sep 08	20 Oct 09	20 Apr 10	No	N/A	Not complied	Successful prosecution, however mobile home remains on site and no land reinstatement has taken place. *Site visit arranged for Nov 6 th *
3	E/07/00257	Gable End, Threefields, Sheethanger Lane, Felden	Construction of new dwelling and hardstanding; construction of boundary wall more than 2m high; MCU of land from agriculture to garden	26 Feb 10	09 Apr 10	09 Apr 11	Yes, appeal dismissed 01 Oct 10	01 Oct 11	Not complied	None of the requirements have been met. Mr & Mrs Pitblado prosecuted and fined for non-compliance, but have appealed to Crown Court. New planning application refused and appealed.
4	E/07/00257	Birch Cottage, Threefields, Sheethanger Lane, Felden	Construction of new dwelling and hardstanding; MCU of land from agriculture to garden	26 Feb 10	09 Apr 10	09 Apr 11	Yes, appeal dismissed 01 Oct 10	01 Oct 11	Partly complied	The dwelling has been demolished and the garden use ceased. However, the hardstanding remains. Action dependent on the result of that at Gable End.

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5	E/09/00128	The Granary, 49 New Road, Wilstone	The installation of uPVC windows and doors	11 Jan 11	18 Feb 11	18 Feb 13	Yes, appeal dismissed 17 Jun 11	17 Jun 13	Not complied	Further action has not yet been taken due to health of occupiers. Property now for sale. Compliance will be sought from new owners.
6	E/08/00390	Land at Pouchen End Hall, Pouchen End Lane, Hemel Hempstead	Construction of wooden external staircase	04 Apr 11	13 May 11	10 Jun 11	Yes, appeal dismissed 28 Oct 11	28 Jan 12	Not complied	No further action taken yet – legal opinions received.
7	E/11/00228	342a High Street, Berkhamsted	Construction of rear dormer	19 Mar 12	26 Apr 12	26 Oct 12	No	N/A	Not complied	Latest application to regularise matters (646/17) refused 09 May 17. No appeal submitted – need to consider next steps.
<u>8</u>	E/11/00462	11 Bank Mill, Berkhamsted	Construction of two semi-detached dwellings.	10 Jul 12	17 Aug 12	17 Dec 12	Yes, as built scheme refused, alt. scheme allowed.	22 Oct 14	Partly complied	An amended scheme was granted p/p but not fully implemented. Latest application to regularise matters (2389/16) refused. *Appeal allowed – devt now lawful – file to be closed*.
9	E/12/00354	Meadow View, Threefields, Sheethanger Lane, Felden	Construction of first floor extension, dormer windows and hardstanding. MCOU of agricultural land to residential garden.	30 Jan 13	11 Mar 13	11 Mar 14	Yes, appeal dismissed	20 Jan 15	Not complied	Enforcing the works required to the building are dependant on action at Gable End. Review of other breaches needs to take place.
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10	E/12/00354	April Cottage, Threefields, Sheethanger Lane, Felden	Construction of first floor extension, dormer windows and hardstanding. MCOU of agricultural land to residential garden.	30 Jan 13	11 Mar 13	11 Mar 14	Yes, appeal dismissed	20 Jan 15	Partly complied	Enforcing the works required to the building dependant on action at Gable End. Review of other breaches needs to take place.
11	E/12/00354	Woodside, Threefields, Sheethanger Lane, Felden	Construction of first floor extension, dormer windows and hardstanding. MCOU of agricultural land to residential garden.	30 Jan 13	11 Mar 13	11 Mar 14	Yes, appeal dismissed	20 Jan 15	Not complied	Enforcing the works required to the building are dependant on action at Gable End. Review of other breaches needs to take place.
12	E/14/00494	Land at Hamberlins Farm, Hamberlins Lane, Northchurch	MCOU of land from agriculture to construction / vehicle / storage yard.	11 May15	11 Jun 15	11 Dec 15 (for all steps)	Yes, appeal dismissed	17 Dec 16	Partly complied	All vehicles, materials, machinery have been removed. Need further action if bund still there and land not restored to its previous condition.
13	E/14/00505	99 High Street, Markyate	Insertion of uPVC window and door to Listed Building.	11 Mar 16	11 Apr 16	11 Apr 21	No	N/A	Not complied	Still within compliance period.
14	E/16/00173	17 Tannsfild Drive, Hemel Hempstead	Conversion of one dwelling into two dwellings; raising of roof; construction of rear dormer; and external rendering.	08 Aug 16	08 Sep 16	08 Mar 16	Yes, appeal split decision	27 Oct 17	Not complied	Planning application 3498/16 seeking to make changes to internal layout and rear dormer to regularise matters has been granted with 6 months to complete works.
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15	E/15/00301	Land at Piggery Farm, Two Ponds Lane, Northchurch	MCOU of land from agriculture to non-agricultural storage yard; MCOU of building to private motor vehicle storage; construction of raised hardsurface	15 Jul 16	15 Aug 16	15 Feb 17 (for all steps)	Yes, appeal dismissed (other than use of building)	25 Nov 17	Not complied	Compliance period has passed. Most vehicles removed from the land though no works taken in respect of raised hardsurface. Next steps to be decided in conjunction with Legal.
16	E/14/00053	Land at Ten Acres Field, Upper Bourne End Lane, Hemel Hempstead	Breach of condition (failure to remove gate and reinstate grass bank).	30 Aug 16	30 Aug 16	01 Dec 16 (for all steps)	N/A	N/A	Partly complied	Gate has been taken down but not removed. Bank needs proper reinstatement. Case ultimately not taken to Court.
17	E/14/00453	Land at Barnes Croft, Barnes Lane, Kings Langley	Construction of brick garage, brick link extension, and rear sun room.	17 Nov 16	19 Dec 16	19 Dec 17 (for all steps)	Yes, appeal dismissed	19 Jan 19 (for all steps)	N/A	Rear sun room has been demolished. Still within compliance period for other works.
18	E/16/00449	Farfield House, Chesham Road, Wigginton	Construction of side and rear extension and detached double garage.	23 Jan 17	22 Feb 17	22 Aug 17	No	N/A	Not complied	Planning permission for amended scheme (844/17/FHA) granted. Need to ensure implementation.
19	E/16/00052	Land at Hill&Coles Farm, London Road, Flamstead	MCOU of land to commercial compound/storage of materials and plant, & creation of earth bund.	08 Mar 17	07 Apr 17	07 Oct 17	No	N/A	Partially Complied	EN has been broadly complied with – no longer used as commercial yard. Still need land restoration.
20	E/16/00072	Land at Bovingdon Airfield, Chesham Road, Bovingdon	Breach of Condition (failure to submit Landscaping, Litter, Traffic Plans)	23 Mar 17	23 Mar 17	23 Apr 17	N/A	N/A	Complied	*Application to discharge conditions (1086/17/DRC) granted on 20/06/18. File now closed.*
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<u>21</u>	E/17/00019	Land west of Bobsleigh Hotel, Hempstead Road, Bovington	Construction of area of hardstanding	14 Jun 17	13 Jul 17	13 Oct 17 (for all steps)	No	N/A	<u>Complied</u>	All requirements now met – file to be closed.
22	E/17/00103	55 St.John's Road, Hemel Hempstead	The insertion of uPVC windows and doors in a Listed Building.	05 July 17	05 Aug 17	05 Nov 17	No	N/A	Not complied	DBC owned property.
23	E/17/00104	59 St.John's Road, Hemel Hempstead	The insertion of uPVC windows and doors in a Listed Building.	05 July 17	05 Aug 17	05 Nov 17	No	N/A	Not complied	DBC owned property.
<u>24</u>	E/16/00161	Lila's Wood, Wick Lane, Tring	MCOU – use of woodland for wedding ceremonies; creation of tracks; erection of various structures.	27 July 17	25 Aug 17	25 Nov 17 (for all steps)	Yes, appeal dismissed	12 July 18 (for all steps)	<u>Partly complied</u>	*Requirements not met in full. Next steps to be considered.*
<u>25</u>	E/17/00296	68 Oak Street, Hemel Hempstead	Construction of raised concrete parking platform.	28 July 17	29 Aug 17	29 Nov 17	Yes, <u>appeal dismissed</u>	28 Nov 18	N/A	*Appeal dismissed. Still within compliance period.*
<u>26</u>	E/16/00342	Land adj. 124 Hempstead Road, Kings Langley	Creation of raised hardsurface.	18 Sep 17	18 Oct 17	18 July 18 (for all steps)	No	N/A	Partly complied	*EN now complied with in full. File is now closed*.
27	E/17/00382	Markyate Cell Park, Dunstable Road, Markyate	Excavation / landscaping works at Historic Park. Storage of tyres and cement mixers.	21 Sep 17	21 Sep 17	N/A	N/A	N/A	N/A	Temporary Stop Notice period expired. Some remedial work undertaken – need to consider next steps.
<u>28</u>	E/16/00423	Land adj. 1 Gregorys Field, Astrope, Tring	MCOU to mixed agriculture / commercial / residential. Construction of metal storage areas and concrete pad.	11 Oct 17	09 Nov 17	09 May 18 (for all steps)	Yes, <u>appeal split decision</u>	N/A	N/A	*The use required to cease and all storage shelters must be removed. Still within compliance period*.
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29	E/17/00266	Land at Red Lion Lane (Sappi), Nash Mills, Hemel Hempstead	Untidy land, left over from building works.	24 Nov 17	24 Dec 17	24 Jan 18	N/A	N/A	Partly complied	Site cleared. Some grass seeding work required.
30	E/17/00407	Land at The Hoo, Ledgemore Lane, Great Gaddesden	Construction of new road, turning area and bund.	29 Nov 17	29 Dec 17	29 Jun 18 (for all steps)	Yes	N/A	N/A	Appeal started by PINS on 08/05/18. *Still awaiting appeal decision.*
31	E/17/00403	191 Bennetts End Road, Hemel Hempstead	Installation of shipping container in front garden.	12 Dec 17	12 Jan 18	12 Jul 18	No	N/A	N/A	*The Enforcement Notice now fully complied with and the file has been closed*.
32	E/17/00290	Land adj. Two Bays, Long Lane, Bovingdon	MCOU to a commercial yard, siting of shipping container and portacabin, and construction of open-fronted building.	14 Dec 17	12 Jan 18	12 May 18	Yes	N/A	N/A	Appeal against Enforcement Notice submitted on 11 Jan 18. STOP NOTICE in respect of importation of materials served on 20 Feb 18. *Public Inquiry in Dec 18*.
33	E/17/00220	17 Langley Avenue, Hemel Hempstead	Construction of raised decking, timber steps and associated fencing and supports.	17 Jan 18	17 Feb 18	17 Apr 18	Yes	N/A	N/A	Appeal against Enforcement Notice submitted on 15 Feb 18. *Appeal now started*.
34	E/17/00551	"Glendale Farm", Flaunden Bottom	Untidy site containing a large multitude of items, such as materials, fencing and furniture, in various piles across the site.	26 Jan 18	26 Feb 18	26 Mar 18	No	N/A	N/A	s.215 Notice served. Period for compliance passed. Large piles removed / burnt, but many requirements of Notice not met. Attempts to take Direct Action postponed. Need to consider next steps.
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35	E/16/00104	40 Tower Hill	MCOU of land from	06 Mar 18	05 Apr 18	05 Apr 18	No	N/A	N/A	Enforcement Notice

		Chipperfield	residential garden to commercial car parking/storage and associated laying of hardstanding.			(for all steps)				compliance period has passed. Cars have been removed from the site. *Hardstanding not removed. In discussions with executor of estate*
36	E/18/00151	14 The Coppins, Markyate	Construction of raised parking pad.	26 Apr 18	26 May 18	26 Aug 18	Yes	N/A	N/A	Appeal against Enforcement Notice submitted on 17 May 18. Awaiting Start Letter from PINS.
37	E/18/00031	26 Park Street, Tring	Construction of conservatory and other works to this Listed Building.	27 Apr 18	27 May 18	27 Sep 18	Yes	N/A	N/A	Appeal against Listed Building Enforcement Notice submitted on 18 May 18. Awaiting Start Letter from PINS.
38	E/18/00244	Long Lane Farm, Long Lane, Bovington	Barn not being built in accordance with approved plans. Pre-commencement conditions not discharged.	22 Jun 18	22 Jun 18	N/A	No	N/A	N/A	Temporary Stop Notice served. All works to cease for 28 days to allow contamination and design issues to be resolved.
39	E/18/00160	Garage No.12 Stevenage Rise, Hemel Hempstead	Untidy condition of garage.	22 Jun 18	22 Jul 18	22 Oct 18	No	N/A	N/A	s.215 Notice served required improvements to condition of garage. *Still within compliance period*.
40	E/18/00162	Garage No.8 Stevenage Rise, Hemel Hempstead	Untidy condition of garage.	22 Jun 18	22 Jul 18	22 Oct 18	No	N/A	N/A	s.215 Notice served required improvements to condition of garage. *Still within compliance period*.

THE FOLLOWING CASES HAVE BEEN ENTERED ONTO THE LIST FOR THE FIRST TIME

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<u>41</u>	E/18/00297	The Old Oak, Hogpits Bottom, Flaunden	Construction of raised terraces at rear of site.	13.07.18	13.07.18	N/A	N/A	N/A	N/A	Temporary Stop Notice served and works ceased. All the bases were removed and land restored.
<u>42</u>	E/11/00153	Field adj. New Lodge, London Road, Berkhamsted	Untidy condition of land.	14.09.18	14.10.18	14.12.18	N/A	N/A	N/A	s.215 Notice served requiring various elements to be removed from the land. Notice has not yet taken effect.
<u>43</u>	E/18/00409	New Ground Farm, New Ground Lane, Aldbury	Development not in compliance with approved plans.	27.09.18	27.09.18	N/A	N/A	N/A	N/A	Temporary Stop Notice served. Developers in discussions with Officers regarding choice of external materials.
<u>44</u>	E/18/00297	The Old Oak, Hogpits Bottom, Flaunden	Construction of raised terraces at front of site.	05.10.18	05.11.18	05.01.19	N/A	N/A	N/A	Enforcement Notice served required restoration of land. Notice has not yet taken effect.