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PLANNING ENFORCEMENT FORMAL ACTION STATUS REPORT (April 2023)

1	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. 2019 planning permission implemented though approved replacement dwelling not yet built and mobile home remains. Case review required to decide if further action necessary.
2	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. Works now taken place to remove bund. Need to consider Offence.
3	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	Partly complied	Most vehicles removed from the land. Visit confirmed that hard surfaced area has been removed, bund of material arising still on site awaiting removal. Planning granted: 1937/19. Further site visit

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										needed to check material removed and to check compliance with conditions of permission.
4	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. Changes almost entirely completed and remaining deviations insignificant harm. Case review needed with a view to closure.
<u>5</u>	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 and case has been closed Nov 2020. Site now replaced with approved portal framed agricultural building. *Complied with to be removed from list*
6	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)	Not complied	Requirements not met in full. Permitted development rights being used as 'fall-back' position but items not being removed between events. Planning application 19/02588/MFA

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										refused and dismissed at appeal 13 July 2022. Owner declined to attend Interview Under Caution Sept 22. Next formal steps being considered.
<u>7</u>	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, appeal dismissed	29 Apr 19 (for all steps)	Partly complied	*complied with-case to be removed from list*
<u>8</u>	E/18/00408	28 Boxwell Road, Berkhamsted	Demolition of wall and creation of parking area	09 Sep 19	09 Oct 19	09 Dec 19	Yes	30 Jul 20	Not complied	EN served following dismissal of planning appeal regarding same development. Appeal dismissed – Successful prosecution in Crown court *3 months given for compliance due December*
9	E/20/00023/ MULTI	Haresfoot Farm, Chesham Road, Berkhamsted	Construction of unauthorised buildings, hard surfaces and importation and processing of waste materials.	19 Feb 20	20 Mar 20		Yes / split decision	18 Dec 21	Not complied	Appeal decision split, planning permission granted for a number of buildings and uses on the site, enforcement notice upheld in relation to some matters. Planning permission granted March 2022 for storage, salvage, re-cycling under 21/04629/FUL subject to condition. Case review carried

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										out and found enforcement notice where upheld at appeal has not been complied with. Discussions underway with new owners as to how to secure compliance but also guide new appropriate development.
10	E/20/00163/ NAP	The Walled Garden, Stocks Road, Aldbury	Breach of condition 17 of permission 4/02488/16/FUL.	27 May 20	27 May 20	27 Aug 20	N/A	N/A	Not complied	Breach of condition notice issued. The garage at this site had not been built in accordance with the approved scheme - loss of features such as bug hotels and flint elevations. Amended scheme approved under 20/01656/ROC in April 2022. Case review to take place.
<u>11</u>	E/20/00088/ NPP	Land east of Watling Garth, Old Watling Street, Flamstead	Construction of a building, gabion walls, widening of an existing access, formation of two vehicular access points and roadways within the site.	17 Jul 20	28 Aug 20	17 Jul 21	Yes dismissed 28.02.22	28 Feb 23	Partly complied	Appeal conjoined with 3 x planning appeals for refusals of numerous developments at this site. All 4 appeals dismissed. *partial compliance last step to restore land not complied however no further action

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										case to be removed from list*
12	E/20/00249/ LBG	57 St Johns Road, Hemel Hempstead	Installation of UPVC windows in listed building.	25 Sep 20	27 Oct 20	27 Oct 23	Yes / dismissed	26 May 24	n/a	Appeal submitted – appeal dismissed, notice upheld. Homeowner now has until 26 May 2024 to comply.
13	E/20/00101/ NPP	121 High Street, Markyate	Installation of extraction system and flue on listed building.	05 Oct 20	02 Nov 20	02 March 21	Yes / dismissed	10 Sep 21	Not complied	Appeal submitted – appeal dismissed – new compliance date 10 September 2021. No compliance – need to consider next steps.*in discussions with Legal for potential action*
14	E/19/00513/ NPP	Berkhamsted Golf Club, The Common, Berkhamsted	Creation of a new vehicle parking area.	19 Nov 20	21 Dec 20	N/A	Yes Part allowed 29.10.21	29.02.21	Part complied	21/02829/FUL granted, allowing compromise scheme. Appeal decision part allowed for compromise scheme. *Case re allocated to review compliance.*
15	E/21/00043/ LBG	121 High Street, Markyate	Internal works to create flats following refusal of listed building consents	23 Jun 21	21 Jul 21	21 Oct 21	No		Partly complied	Listed building EN issued in relation to the works carried out inside the premises. Notice was not appealed and compliance required

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										by 21 Oct 21. *Works commenced have now ceased officers in discussions with Legal for potential action*
16	E/19/00395	26 Morefields, Tring, HP23 5EU	Construction of a raised platform above a stream/ditch and the possibility of damage to adjacent trees, part of a woodland TPO 337	28 Jul 21	30 Aug 21	30 Aug 22	No		Partly complied	Enforcement notice issued following refusal of 19/02948/RET. Notice requires removal of decking and hard landscaping. Partial compliance by Aug 22 deadline. *Case allocated to be reviewed*
17	E/21/00041/ NPP	The Old Oak, Hogpits Bottom, Flaunden	Change of use of the land to a mixed use of wood chopping/fire wood business and the siting of a mobile home/caravan for residential purposes	09 Dec 21	13 Jan 22	13 Jan 23	Yes		Not complied	Appeal to be dealt with by public inquiry. Date to be set by Planning Inspectorate. Discussions ongoing with Parish Council.*Inquiry date set 13 th December statement to be issued followed by statement of truth*
18	E/21/00430/ NPP	1 The Orchard, Kings Langley	Erection of a fence	5 July 22	5 Aug 22	16 Aug 22	Yes			Appeal statements submitted to Planning Inspectorate. Awaiting appeal decision

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										compliance- case to be removed from list
<u>19</u>	E/22/00168/ COL	Cupid Green Lane, South of Gaddesden Lane.	Storage of cars	14 June	15 Jul 22	15 Aug 22	No		Not complied	Witness Statements written. Legal options being pursued. Interviews under caution were not attended invited for further interview following legal advice. the further interview was not attended-to have follow up meeting with legal
<u>20</u>	E/18/00096	Land at Flint Cottage, Barnes Lane, Kings Langley WD4 9LB	Commercial and domestic storage	7 Oct 22	8 Nov 22	8 Sept 23	No		n/a	Still within compliance period *case allocated for compliance check*
<u>21</u>	E/21/00302/ NPP	45 Lawn Lane, Hemel Hempstead HP3 9HL	Use of outbuilding as independent dwelling	25 Oct 22	25 Nov 22	25 Aug 23	Yes			Appeal Statements submitted; awaiting appeal *appeal dismissed awaiting compliance date 9 month after appeal*
22	E/19/00444/ NAP	Land east side Cupid Green Lane, Hemel Hempstead	Without planning permission erection of buildings on land	18 Nov 22	20 Dec 22	20 Jul 23	Yes			Statement written; awaiting appeal decision
23	E/19/00444/ NAP	Land east side Cupid Green Lane, Hemel Hempstead	Without planning permission the change of use of the land from agricultural to a mixed use of agriculture, domestic, and commercial uses not reasonably associated with agriculture	18 Nov 22	20 Dec 22	8 Apr 23	Yes			Statement written; awaiting appeal decision

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24	E/22/00349/ NPP	Berry Farm, Upper Bourne End Lane, Hemel Hempstead	Without Planning permission the siting of 3 steel clad containers and the erection of post and wire fencing	16 Dec 22	30 Jan 23	30 Jul 23	Yes		Waiting appeal result	Statement in waiting decision
25	E/19/00221	37 West Valley Road, Hemel Hempstead, HP3 0AN	Without planning permission, the erection of high fencing, a covered storage area, installation of a retaining wall and steps, also changes to land levels in the rear garden associated works.	4 Jan 23	3 Feb 23	3 Aug 23	No		N/A	*New compromise scheme submitted 23/02186/FUL pending consideration*
26	E/22/00293/ NAP	Martlets, The Common, Chipperfield	. Without planning permission, the construction of a detached structure to provide two semi detached outbuildings	16 Jan 23	20 Feb 23	20 Aug 23	Yes		Waiting appeal result	Statement in waiting decision
27	E/17/00254	Zeera, 49 High Street, Bovingdon	Condition 2,3,7 and 8 of 4/00714/14/FUL	16 Jan 23	16 Jan 23	16 Jul 23	N/A		N/A	outside compliance but submitted DRC
28	E/19/00229	85-87 High Street, Berkhamsted	Without planning permission, the replacement of a ground floor bay window, ground floor window and entrance door on the principle elevation	16 Jan 23	20 Feb 23	20 Nov 23	Yes		Waiting appeal result	Statement in waiting decision
29	E/22/00143/ COB	60 Thumpers, HH	Without planning permission The conversion of one dwelling into two separate residential units.	26 Jan 23	9 Mar 23	9 May 23	No		N/A	Still within compliance period

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30	E/20/00157/ NAP	Land Lying South East of Cupid Green Lane 'Plot G'	Without planning permission, unauthorised change of use from agriculture to carpentry business and unauthorised erection of miscellaneous outbuildings within the Green Belt	16 Feb 23	30 Mar 23	30 Oct 23	Yes		Waiting appeal result	Statement in waiting decision
31	E/20/00157/ NAP	Land Lying South East of Cupid Green Lane 'Plot G'	Without planning permission, unauthorised change of use from agriculture to carpentry business and unauthorised erection of miscellaneous outbuildings within the Green Belt	16 Feb 23	30 Mar 23	30 Oct 23	Yes		Waiting appeal result	Statement in waiting decision
32	E/22/00130/ NAP	Land Adjacent to 22 Brook Street, Tring	Breach of condition attached to appeal decision on 10 th September 2018	19/04/2023	19/04/2023	19/07/2023	No		N/A	*New application submitted 23/02194/FUL*
33	E/22/00280/ NPP	Land at Abilea Meadows, Friendless Lane	Without Planning Permission, the siting a Shipping Container	19/04/2023	31/05/23	30/11/2023	Yes		Waiting appeal result	*Statement in waiting decision*
34	E/22/00368/ COL	25 Crossways, Hemel Hempstead, HP3 8PU	Without Planning Permission, the change of use of the land for the parking and storing of commercial vehicles	27/04/2023	08/06/2023	08/07/2023	Yes		Waiting appeal result	*Statement in waiting decision*
35	E/22/00315/ COB	86 Chipperfield Road, Kings	Without Planning Permission, the	27/04/2023	08/06/2023	08/01/2024	Yes		Waiting appeal	*Statement in waiting decision*

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		Langley, WD4 9JD	change of use of a building to a standalone dwelling						result	
36	E/23/00123/ NPP	Land at Church Road, Little Gaddesden, Berkhamsted, Herts	Without planning permission, unauthorised erection of field shelter/building	27/04/2023	09/06/2023	09/10/2023	Yes		Waiting appeal result	*Statement in waiting decision pending legal negotiation*
37	E/23/00123/ NPP	Land at Church Road, Little Gaddesden, Berkhamsted, Herts	The condition and appearance of the land with the disused vehicles and miscellaneous materials not associated with the agricultural use	28/04/2023	08/06/2023	08/10/2023	Yes		Waiting appeal result	*Court adjourned to 25 th October-legal in process of negotiation*
38	E/20/00462/ S215	72 Grove Gardens, Tring	The condition of the property, in particular the first floor dormer window and the ground floor window on the principle elevation has a detrimental impact on the amenity of the neighbouring properties and the general streetscene. The front garden is continually left to over grow and go to weeds	11/05/2023	22/06/2023	22/12/2023			N/A	*Still within compliance period*
39	E/23/00096/ NPP	2 Bulstrode Close, Chipperfield, Kings Langley, Hertfordshire, WD4 9LT	Without planning permission, unauthorised insertion of a window on the first floor side elevation (western elevation).	20.06.2023	01.08.2023	12/09/2023			N/A	*appealed-questionnaire in*

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40	E/23/00134/S215	land situated 4 Wheelers Yard, Tring Road, Long Marston, Tring, HP23 4FL	S215 The condition and the amount of materials within the land does impact the amenity of this area and does not seek to preserve the conservation area	20.06.23	01.08.23	01/02/2024			N/A	Still within compliance period
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The Following Cases are being added to the list for the first time

41	E/22/00334/BOC	Keymers Chapel Croft Chipperfield WD4 9EQ	Breach of conditions 7 and 8	14.07.23	14.07.23	14/01/2024			N/A	*Still within compliance period*
42	E/23/0006/BOC	The Crystal Palace Station Road Berkhamsted Hertfordshire HP4 2EZ	Breach of conditions 5,9,10 and 11	31.07.23	31.07.23	31/09/2023				*None compliance-delayed carrying out necessary acoustics survey *
43	E/22/00042/NPP	The Stores, St Pauls Road, Hemel Hempstead, HP2 5DB	Use of the premise for vehicle repairs, servicing and maintenance and the fitting and repairs of tyres MCOU notice	31.07.23	11.09.2023	11/01/2024				*Still within compliance period*
44	E/22/00042/NPP	The Stores, St Pauls Road, Hemel Hempstead, HP2 5DB	Use of the premise for vehicle repairs, servicing and maintenance and the fitting and repairs of tyres STOP NOTICE	31.07.23	14.08.23	14/08/2023				*Complied with-notice will be removed from next list*
45	E/22/00340/	17 Thistle Close,	Without Planning	31.07.23	11.09.23	11/01/2024				*Still within

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	NPP	Hemel Hempstead, Hertfordshire, HP1 2DE	Permission, the erection of a timber framed extension forward of the principle elevation							compliance period*
46	E/22/00179/COB	Hillside View, Old Watling Street, Flamstead, St Albans, Hertfordshire, AL3 8HL	Without planning permission, the change of use of a residential outbuilding to a commercial dog grooming business	04.09.23	16.10.23	16/12/2023				*Still within period before effective date*
47	E/22/00382/ENG	Land adj to Beechwood cottages	Relating to the material change of use Without Planning Permission, the change of use of the land for the display and sale of vehicles and the siting of a shipping container for use as an office. Relating to the Operational Development Facilitating the change of use Without Planning Permission, the installation of gates, fencing and the laying of hardstanding which facilitates this use.	21.09.23	02.11.23	02/09/2024				*Still within period before effective date*