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PLANNING ENFORCEMENT FORMAL ACTION STATUS REPORT (October 2024)

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/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	Appeal dismissed – Successful prosecution in Crown court 3 months given for compliance due December considering second prosecution for non compliance
5	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 out and found enforcement notice where upheld at appeal has not been complied with. Discussions underway with new owners as to how to

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										secure compliance but also guide new appropriate development.
6	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.- steps being taken for compliance*
7	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
8	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 by 21 Oct 21. Works commenced have now ceased officers in discussions with Legal for potential action
9	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

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										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
10	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/dismi ssed	14 th April 2024		Notice compliance date 14 th April 2024, interview under caution invited on the 2 nd July 2024- did not turn up Consider next action
<u>11</u>	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	22 nd March 2024		*Appeal Dismissed – notice upheld new compliance date*
<u>12</u>	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	22 nd December 2024		*Appeal Dismissed – Notice upheld new compliance date*
13	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
<u>14</u>	E/19/00221	37 West Valley Road, Hemel Hempstead, HP3 0AN	Without planning permission, the erection of high fencing, a covered	4 Jan 23	3 Feb 23	3 Aug 23	No		N/A	*23/02186/FUL Approved and complied with – case

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			storage area, installation of a retaining wall and steps, also changes to land levels in the rear garden associated works.							to be removed from list*
15	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/ Dismissed	2 nd November 2024		*Notice complied with – case to be removed from list*
16	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
17	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	*Appeal Allowed – permission granted with discharge condition case to be removed from list*
18	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			*Notice Quashed – on the back of the decision a new notice has been issued with amendments made – this action to be removed from list*
19	E/20/00157/ NAP	Land Lying South East of Cupid Green Lane 'Plot G'	Without planning permission, unauthorised change of use from	16 Feb 23	30 Mar 23	30 Oct 23	Yes			*Notice Quashed – on the back of the decision a new notice has been

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			agriculture to carpentry business and unauthorised erection of miscellaneous outbuildings within the Green Belt							issued with amendments made – this action to be removed from list*
20	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	*application 23/02194/FUL refused – appeal valid 23/00069/REFU-appeal dismissed. Review of site to take place*
21	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
22	E/22/00314/ COB	86 Chipperfield Road, Kings Langley, WD4 9JD	Without Planning Permission, the change of use of a building to a standalone dwelling	27/04/2023	08/06/2023	08/01/2024	Yes		Waiting appeal result	Statement in waiting decision
23	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
24	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	Yes		N/A	Appeal Statement Submitted waiting decision

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<u>25</u>	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	*Notice to remain in place. However prosecution is not being pursued – enforcement case closed to be removed from list*
26	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	Yes			appeal in – statement submitted awaiting decision
27	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	Yes			Appeal Statement Submitted waiting decision

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28	E/23/00082/ LBG	Saffron Old Town Ltd, 69-71 High Street, Hemel Hempstead, HP1 3AF	Condition 3 of 22/02790/FUL not complied with	13.10.2023	13.10.2023	13.11.2023	No		Partial – compliance	*Partial compliance flue – while the condition was not discharged the flue is now painted black and the materials used for the replacement fence are more in keeping – not expedient to pursue. Case to be removed from list*
29	E/23/00159/ COB	Land at 15 Yeomans Ride, Hemel Hempstead, HP2 6LG	Without Planning Permission, the change of use of a building to a stand alone dwelling.	19.10.2023	30.11.2023	30.07.2024	No			*Partial compliance-review next steps*
30	E/20/00480/ CONSRV	307 High Street, Hemel Hempstead	Without planning permission, the replacement of the first floor windows	27.11.2023	08.01.2024	08.07.2024	No			*interview under caution had taken place – evident making steps for compliance with the notice*
31	E/23/00016/ NPP	(Plot O) Land at Cupid Green Lane	Without planning permission, unauthorised change of use from agriculture to 1) A change of use of land from agriculture to the storage of scaffolding and associated equipment. 2) Operational development consisting of the laying of a hard surface.	17.01.2024	29.02.2024	29.07.2024	No			*Notice part complied – one scaffolding company has left the land another scaffolding company remains alleged change of ownership *

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32	E/23/00050/ NPP	(Plot H) Land at Cupid Green Lane	Without planning permission, unauthorised change of use from agriculture to 1) A change of use of land from agriculture to the use for storage of a metal storage container, scaffolding including associated equipment and waste disposal/transfer. 2) Operational development consisting of the laying of a hard surface.	17.01.2024	29.02.2024	29.07.2024	No			*Notice part complied – scaffolding company has left the land scattered materials and container still present alleged change of ownership*
33	E/23/00319/ COL	Land at High Scrubs Woods, Kiln Lane, Hastoe	Without Planning Permission, the material change of use of the land to mixed use of forestry, residential and general storage and the siting of a caravan for use as general storage and the siting of a metal structure for seasonal residential use.	05.02.2024	18.03.2024	18.01.2025	No			Still within compliance period
34	E/23/00483/ COL	Land at High Scrubs Woods, Kiln Lane, Hastoe	Without Planning Permission, the material change of use of the land to a	05.02.2024	18.03.2024	18.10.2024	No			*Notice complied with – to be removed from list*

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			mixed use of forestry, residential and general storage, the change of use of a building to a mixed use of forestry and residential, the siting of 2 caravans for seasonal residential accommodation and the erection and use of a marquee for general storage.						
35	E/22/00182/ ENG	212 Cotterells, Hemel Hempstead, HP1 1JP	Without Planning Permission, the construction of an outbuilding, raised decked area and stairs.	05.02.2024	18.03.2024	18.03.2025	No		Still within compliance period
36	E/21/00027/ NAP	Nash House, Dickinson Square, Hemel Hempstead	Without Planning Permission, the material change of use of the basement to residential	02/05/2024	13/06/2024	13/04/2025	Yes		*Notice appealed – waiting decision*
37	E/21/00256/ NPP	Conifers, Rucklers Lane, KL	Without planning permission the installation of raised decking	03/06/2024	15/07/2024	15/11/2024	Yes		*Notice appealed – waiting decision*
38	E/22/00173/ NAP	The Promotional Centre, Church End, Markyate, St Albans, Hertfordshire, AL3 8PY	Without planning permission the installation of a raised platform and outbuilding	17/06/2024	29/07/2024	29/02/2025	Yes		*Notice appealed – waiting start date*

The Following Cases are being added to the list for the first time

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39	E/18/00225	Anthony Bett & Co, Leighton Buzzard Road, Water End, Hemel	Without Planning Permission the Material change of the use of the land for the display and sale of motor vehicles, the erection of a fence adjacent to a highway in excess of 1 metre and the laying of hard standing which facilitates the unauthorised use.	02/07/2024	13/08/2024	13/05/2025	No		*within compliance period. However refused planning application for its retention has been appealed*
40	E/24/00109/CO L	Plot U, Plot 1, Cupid Green Lane, Hemel Hempstead	Without planning permission, the erection of a timber framed building to facilitate the change of use of land from agricultural to storage of building materials	02/07/24	13/08/24	13/11/2024	No		*Notice within compliance period*
41	E/21/00117/NP P	Red Lion, London Road, Hemel Hempstead	Without Planning Permission the material change of the use of the land for the storage of waste, building materials, general rubbish domestic paraphernalia. Also the unauthorised erection of fencing in excess of 1m adjacent to the Highway which facilitates this use.	18/07/2024	29/08/2024	29/02/2025	No		*Notice within compliance period*
42	E/24/00151/NP P	Land adjacent to The Old Brickworks, Spring Garden Lane, Northchurch, Berkhamsted, HP4 3GY	Without planning permission, the erection of 2.1 metre high palisade fencing along the south-western boundary on Two Ponds Lane, and erection of 2.5 metre high palisade fencing and gates (to enclose new vehicular access) adjacent to the southeastern boundary on the corner of Spring Garden Lane and Two Ponds Lane; engineering works incorporating excavation of, and laying	22/07/2024	02/09/2024	02/03/2025	Yes		*Notice appealed – waiting start date*

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			of hardcore on the land, and creation of new hardcore laid area in the eastern part of the land.							
<u>43</u>	E/24/0053/LBG	16 High Street, Hemel Hempstead	Without planning permission or listed building consent attaching an illuminated advertising fascia, an illuminated projecting sign on the principal and side elevation. The painting of the side and principal elevation brickwork and window frames. The installation of an extraction flue and a refrigeration/conditioning unit on the side elevation. The installation of an extraction flue on the rear elevation and the installation of an extraction system through the fabric of the Listed Building.	21/08/2024	02/10/2024	02/10/2025	Yes			*Notice appealed – waiting start date*
<u>44</u>	E/21/00377/NP P	Fairydell Farm, Rucklers Lane, Kings Langley	Without Planning Permission the erection of a stable block, laying of hardstanding and the erection of closed board fencing in excess of 1m adjacent to a highway.	21/08/2024	02/10/2024	02/04/2026	No			*Notice within compliance period*
<u>45</u>	E/24/00171/LB G	7B High Street Hemel Hempstead HP1 3AB	Without Listed Building consent the removal of lathe and plaster from an internal wall and the removal of part of the beam framework.	21/08/2024	21/08/2024	21/08/2024	No			*Notice within compliance period*
<u>46</u>	E/23/00455/NP P	Rectory Farm, Kings Langley, WD4 8HT	Without planning permission, the retention of a metallic storage container on field adjacent to the western side boundary of property at No. 18 Rectory Farm, to	06/09/2024	11/10/2024	11/04/2025	No			*Notice within compliance period*

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			facilitate change of use of land to storage of non-agricultural materials							
47	E/20/00157/NA P	Plot G, Cupid Green Lane, Hemel Hempstead, Hertfordshire	Change of use to a mixed use of agriculture/carpentry with the erection of a large chicken coop, large green house and a workshop principally used for carpentry business.	23/09/2024	04/11/2024	04/06/2025	Yes			*Notice appealed – waiting start date*
48	E/24/00300/NA P	Land To Rear Of 38-40 Windmill Way Tring Hertfordshire HP23 4EH	Basement not in accordance with approved plans too large	07.10.2024	07.10.2024	07.10.2024	N/A			*TSN still in force*