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PLANNING ENFORCEMENT FORMAL ACTION STATUS REPORT (April 2025)

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 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

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5	E/20/00023/MU LTI	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 secure compliance but also guide new appropriate development.
6	E/20/00249/LB G	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
<u>7</u>	E/20/00101/NP P	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. New application to be received*
<u>8</u>	E/21/00043/LB G	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. Complied – case to be removed from list*
9	E/22/00168/CO L	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

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10	E/19/00444/NA P	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
11	E/19/00444/NA P	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
12	E/22/00349/NP P	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	28 th September 2024		*Appeal Dismissed – Notice upheld new compliance date*
13	E/17/00254	Zeera, 49 High Street, Bovington	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
14	E/22/00130/NA P	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.
15	E/22/00280/NP P	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	Appeal Statement in waiting decision
16	E/22/00314/CO B	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	Appeal Statement in waiting decision
17	E/23/00123/NP P	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	Appeal Statement in waiting decision
18	E/23/00096/NP P	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		Waiting appeal result	Appeal Statement in waiting decision
19	E/22/00179/CO B	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		Waiting appeal result	Appeal Statement in waiting decision

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20	E/22/00382/EN G	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
21	E/20/00480/CO NSRV	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
22	E/23/00016/NP P	(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 – change of ownership, building company occupies the land, made aware of the notice and that planning is required for builders yard use and development on the land
23	E/23/00050/NP P	(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	17.01.2024	29.02.2024	29.07.2024	No			Notice part complied – change of ownership plot in control is larger than in notice and different operations being carried out

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			the laying of a hard surface.						
24	E/21/00027/NA P	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	Waiting appeal result	Appeal Statement in waiting decision
25	E/21/00256/NP P	Conifers, Rucklers Lane, KL	Without planning permission the installation of raised decking	03/06/2024	15/07/2024	15/11/2024	Yes	Waiting appeal result	Appeal Statement in waiting decision
26	E/22/00173/NA P	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	Waiting appeal result	Appeal Statement in waiting decision
27	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	Yes	Waiting appeal result	Appeal Statement in waiting decision
28	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 not complied with – assess next formal step
29	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
30	E/24/00151/NP P	Land adjacent to The Old Brickworks, Spring Garden Lane,	Without planning permission, the erection of 2.1 metre high palisade	22/07/2024	02/09/2024	02/03/2025	Yes	Waiting appeal result	Appeal Statement in waiting decision

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		Northchurch, Berkhamsted, HP4 3GY	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 of hardcore on the land, and creation of new hardcore laid area in the eastern part of the land.						
31	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		*Appeal Statement in waiting decision*
32	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

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33	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 facilitate change of use of land to storage of non-agricultural materials	06/09/2024	11/10/2024	11/04/2025	No			Notice within compliance period
34	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			*Appeal Statement in waiting decision*
35	E/21/00346/NA P	189 High Street, Berkhamsted	Failure to comply with planning application and listed building consent by the installation of non matching bricks and mortar.	24/10/2024	05/12/2024	05/06/2025	No			*Notice complied with – case to be removed from list*
36	E/24/00067/LB G	33 High Street, Hemel Hempstead	Without listed building consent and advertisement consent the installation of a projecting illuminated sign	24/10/2024	05/12/2024	05/04/2025	No			Notice within compliance period
37	E/23/00433/BO C	The Moorings, Pix Farm Lane, HH	Breach of conditions 11 and 12 of 4/02061/18/MFA Condition 11: No construction works (excluding demolition/groundworks/ground investigations or archaeological investigations) shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:	05/11/2024	05/11/2024	05/05/2025	No			Notice within compliance period

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			<ul style="list-style-type: none"> ● details for all external hard surfaces within the site, including roads, setts, brick edging, footpaths and car parking areas; ● means of enclosure; ● soft landscape works which shall include planting plans, replacement planting, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; ● minor artefacts and structures (e.g. street furniture, bin stores, storage units, signs, etc.); ● details on on-going management and maintenance of the open spaces, 							
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			<p>trees/vegetation , footpaths and other public amenities; and</p> <ul style="list-style-type: none"> • other surfacing materials. <p>The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted. Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity.</p> <p>Condition 12:</p> <p>A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.</p>							
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38	E/23/00454/NA P	Gable End, 1 Threefields, Sheethanger Lane, Felden, Hemel Hempstead, HP3 0BJ	Dwelling not built in accordance with planning permission reference 21/00090/RET (retention of works to include the following: Use and extend the original walls, and use the original foundation slab, of the former garage and car port to create on the same site a two-storey hipped roofed end of terrace dwelling; change of use from agriculture to front hardstanding and rear garden.)	25/11/24	06/01/25	06/07/2026	No			Notice within compliance period
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The Following Cases are being added to the list for the first time

<u>39</u>	E/24/00119/COL	Land to rear of 22 Brook Street, Tring	Without planning permission, the material change of use of part of the land for the parking of vehicles and the laying of the hardstanding to facilitate this use	24/01/2025	07/03/2025	07/09/2025	Yes			*Notice Appealed – waiting start date*
<u>40</u>	E/21/00125/ADV	Blue Court, 1 Church Lane, Kings Langley	Without listed building consent and advertisement consent the installation of a projecting sign and 2 fascia signs	24/01/2025	07/03/2025	07/07/2025	Yes			*Notice Appealed – waiting start date*
<u>41</u>	E/23/00278/S215	11 Okeley Lane Tring Hertfordshire HP23 4HE	Untidy land and Poorly maintained property	17/02/2025	17/02/2025	17/08/2025	NA			*Notice within compliance period*
<u>42</u>	E/22/00233/BOC	Land at rear of 22 Brook Street, Tring	Breach of Condition 8 of 21/00359/ROC	26/03/2025	07/05/2025	07/11/2025				*Notice within prior effective period*