

Vice Chair Of Save The Cabinet Action
Group
F.A.O

Our Ref : 24/00026/1ENF
Contact : Planning Enforcement
Email : planning.enforcement@north-herts.gov.uk
Date: 2 April 2025

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 174**

Site Address: The Cabinet, High Street, Reed, Royston, Herts, SG8 8AH

Alleged breach: Without planning permission, the material change of use of the detached outbuilding into self-contained residential accommodation

Appellant's name: Mr Richard Newman

Appeal reference: APP/X1925/C/25/3361938

Appeal start date: 27th March 2025

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by North Hertfordshire Council on 6th February 2025.

The enforcement notice was issued for the following reasons:

1. It appears to the Local Planning Authority that the material change of use occurred within the last TEN years.
2. The unauthorised use of the detached outbuilding for self-contained residential accommodation, by virtue of an inappropriate use and sub-standard quality of accommodation, fails to adhere to the Nationally Described Space Standard and is contrary to Policy D1 of the North Hertfordshire Local Plan 2011-2031.
3. The unauthorised use of the detached outbuilding for self-contained residential accommodation fails to preserve or enhance the character and appearance of the Reed Conservation Area and the setting of the listed building. The unauthorised use fails to respond positively to its historic context and as such is contrary to Policies SP9 and SP13 of the North Hertfordshire Local Plan 2011-2031.

The enforcement notice requires the following steps to be taken:

- (i) Cease the use of the detached outbuilding for self-contained residential accommodation.

- (ii) Remove ALL fittings and fixtures associated with the unauthorised use of the detached outbuilding as self-contained residential accommodation, including the removal of ALL kitchen cupboards, worktops, sink, cooking facilities, toilet, handbasin, shower and beds.
- (iii) Remove from the land all items, materials and debris resulting from compliance with steps (i) to (ii) above.

The appellant has appealed against the notice on the following grounds:

***Ground (d)** – that, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.

***Ground (g)** – that the time given to comply with the notice is too short.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to:

Rebecca Gray
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 8 May 2025. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/X1925/C/25/3361938.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

The appeal documents can be inspected online at www.north-herts.gov.uk using the enforcement reference 24/00026/1ENF. If you wish to view the appeal documents at the Council Offices, please contact the named officer above in advance so the appeal documents can be made available.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk/>

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Greaves', written in a cursive style.

Shaun Greaves
Development and Conservation Manager

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