THREE RIVERS DISTRICT COUNCIL

PLANNING ENFORCEMENT SERVICE-

THINKING OF UNDERTAKING WORKS?

The Town and Country Planning Act 1990 requires the Local Planning Authority to safeguard the environment and the public by investigating alleged breaches of planning control in a thorough, timely and efficient manner, taking enforcement action where it is considered to be expedient and in the public interests. The planning enforcement service at Three Rivers District Council is predominantly undertaken by the Projects & Compliance Team within the Development Management section of the Community and Environmental Services Directorate.

What is a breach of planning control?

Breaches of planning control can include:

- Building work, engineering operations and changes of use to the land without planning permission.
- Development that benefits from planning permission, but is not carried out in accordance with the plans approved.
- Failure to comply with conditions attached to a planning permission or legal agreement.
- Demolition in Conservation Areas of more than 115 cubic metres without Conservation Area Consent.
- Works to a Listed Building without Listed Building Consent.
- Removal of protected trees and hedgerows without consent.
- Display of advertisements (that do not accord with the Town and Country Planning (Control of Advertisement) Regulations 2007) without Advertisement Consent.
- Land that is of a condition that is considered to present harm to public amenity.

Thinking of undertaking works?

Three Rivers District Council thoroughly investigates all alleged breaches of planning control and can take formal enforcement action (including service of an Enforcement Notice and formal prosecution) where it is considered expedient to do so. Therefore, **PLEASE ALWAYS CHECK** before work starts (or a new land use is implemented) that the necessary permissions have been obtained. Failure to do so can result in formal enforcement action (discussed below) which can lead to costly fines and legal expenses together with the added expense of removing buildings or undertaking remedial works.

If you are thinking of undertaking works or implementing a change of use, it is advisable to contact an Officer from the Development Management Section in the first instance. Please note that Development Management Officers are available to take calls between 08.30 - 11.00 and 16.00 - 17.30 Monday to Friday (17.00 on Fridays). Contact the Customer Service Centre on 01923 776611 for further information.

There is also a dedicated Duty Planner service (no charge) between 10.00 and 13.00 Monday to Friday. The Duty Officer can be contacted by telephone on 01923 776611, or by visiting the Council Offices between the above hours. The Council Offices are located at:

Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire
WD3 1RL

Please note, however, that the Duty Officer Service is intended to provide general advice for householders for small scale developments only. This service is limited to 15 minutes and will not involve a site inspection or written response. For more detailed advice, the Council has a formal pre-application process,

details of which can be found at the Planning Online section of the Council's website (www.threerivers.gov.uk).

Please also note that building works/changes of use may require other permissions/consents (i.e. Building Control and Environmental Health).

Formal Enforcement Action

Three Rivers District Council gives planning enforcement high priority and has a specialist Enforcement Team (Projects & Compliance) within the Development Management section. Alleged breaches of planning control are thoroughly investigated and action taken as appropriate.

In some cases, it may be considered expedient to serve an **Enforcement Notice**, a **Breach of Condition Notice,** a **Stop Notice,** a **Temporary Stop Notice**, or a combination of these depending upon the case in question. Such measures, however, are considered to be a last resort used only where negotiation to remedy the breach has failed.

Please note that failure to comply with the requirements of an Enforcement Notice is a criminal offence and can lead to formal prosecution (including a fine or prison sentence).

Planning Enforcement Policy

Three Rivers District Council is firmly committed to the effective enforcement of planning control. The service will be operated effectively, efficiently and will be responsive in the prevention and control of unauthorised development. Service delivery will be fair, efficient and consistent in its approach.

If you have any comments about the service or require further information, please write to the Head of Development Management and Environmental Health at the address below:

Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
Hertfordshire
WD3 1RL