

## **DELEGATED REPORT ENFORCEMENT NOTICE**

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| <b>LOCATION:</b> Land at :<br><br>104 Engel Park, London, NW7 2HP | <b>REFERENCE:</b> ENF/00224/11/H<br><br><b>OFFICER:</b> Tass Amlak<br><br><b>WARD:</b> Mill Hill |
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**CONTRAVENTION:** Erection of rear boundary walls greater than 2 metres in height.

**RECOMMENDATION:** To issue an ENFORCEMENT NOTICE and to serve copies thereof on the owners and occupiers of the premises, in respect of which the planning contravention has taken place requiring:-  
1 Reduce the height of the boundary walls in the rear garden so that it is no higher than 2 metres.

Within a period of 3 months from the date on which the Notice takes effect.

That the Notice shall take effect on a date to be specified therein not being less than 34 days from the date of issue.

That the Head of Legal Services be instructed to take such action as may be necessary, including legal proceedings, to secure compliance with the Notice.

**CONSTRAINTS:** None

**REPRESENTATIONS:** None

**EQUALITIES AND DIVERSITY ISSUES** None

**SITE VISITS:** 20/8/2011

**OFFICER REPORT:** The site was inspected following a complaint by local resident.

On inheritance of the case I conducted a site inspection where it was revealed that the owner of the property had replaced the boundary fence with a brick wall which is more than 2 metres in height.

Following my site inspection I sent a letter to the owner of the property, inviting them to submit a planning application for the retention of the wall or reduction of the height within 28 days.

On expiry of the deadline no application was submitted and the walls in the rear garden has not been amended, therefore in order to avoid

this continued breach of planning control; this notice has been drafted.

**PLANNING  
APPRAISAL:**

The property is a two storey semi detached dwelling located on Engel Park which is characterised by a mixture of semi detached and detached properties.

The traditional fenced boundary treatment to the rear of the property, has been replaced with a solid wall of a greater height and is considered to be out of character and visually obtrusive

The development also increases the sense of enclosure to neighbouring properties and reduces the outlook from the rear window of No.102 Engel Park.

**JUSTIFICATION 1. :** The walls by virtue of its height and siting forms a visually obtrusive feature detrimental to the character and appearance of the locality contrary to policies GBEnv1 and D2 of the London Borough of Barnet Unitary Development Plan (2006).

**JUSTIFICATION 2. :** The walls by virtue of their height and siting results in a loss of outlook and increases the sense of enclosure as perceived from the rear of neighbouring properties, contrary to policy D5 of the London Borough of Barnet Unitary Development Plan (2006) and Supplementary Design Guidance Note No: 9 – Walls, Fences & Gates

**Planner (ENF)**

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**Date:** \_\_\_\_\_

**Planning Regulations & Enforcement  
Manager for  
Assistant Director of Planning and  
Development Management**

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**Date:** \_\_\_\_\_