

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**ST. ALBANS DISTRICT COUNCIL**

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE

LAND AT 66 AND 68 STANHOPE ROAD, ST ALBANS, HERTFORDSHIRE


WHEREAS:-

- (1) It appears to the Council of the City and District of St Albans ("the Council"), being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning control within paragraph (a) of Section 171A(1) of the Act within the period of 4 years before the date of issue of this Notice on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of the building, engineering, mining or other operations described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 3 months from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 175(4) of the Act, on 9 April 2008.

Issued 27 February 2008



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

District Council Offices
Civic Centre
St.Peter's Street
St.Albans
Herts. AL1 3JE

SCHEDULE 1

Land or premises to which this Notice relates

Land at 66 and 68 Stanhope Road, St Albans, Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

Unauthorised erection of external staircase on south east elevation of building.

SCHEDULE 3

Steps required to be taken

Remove the external staircase.

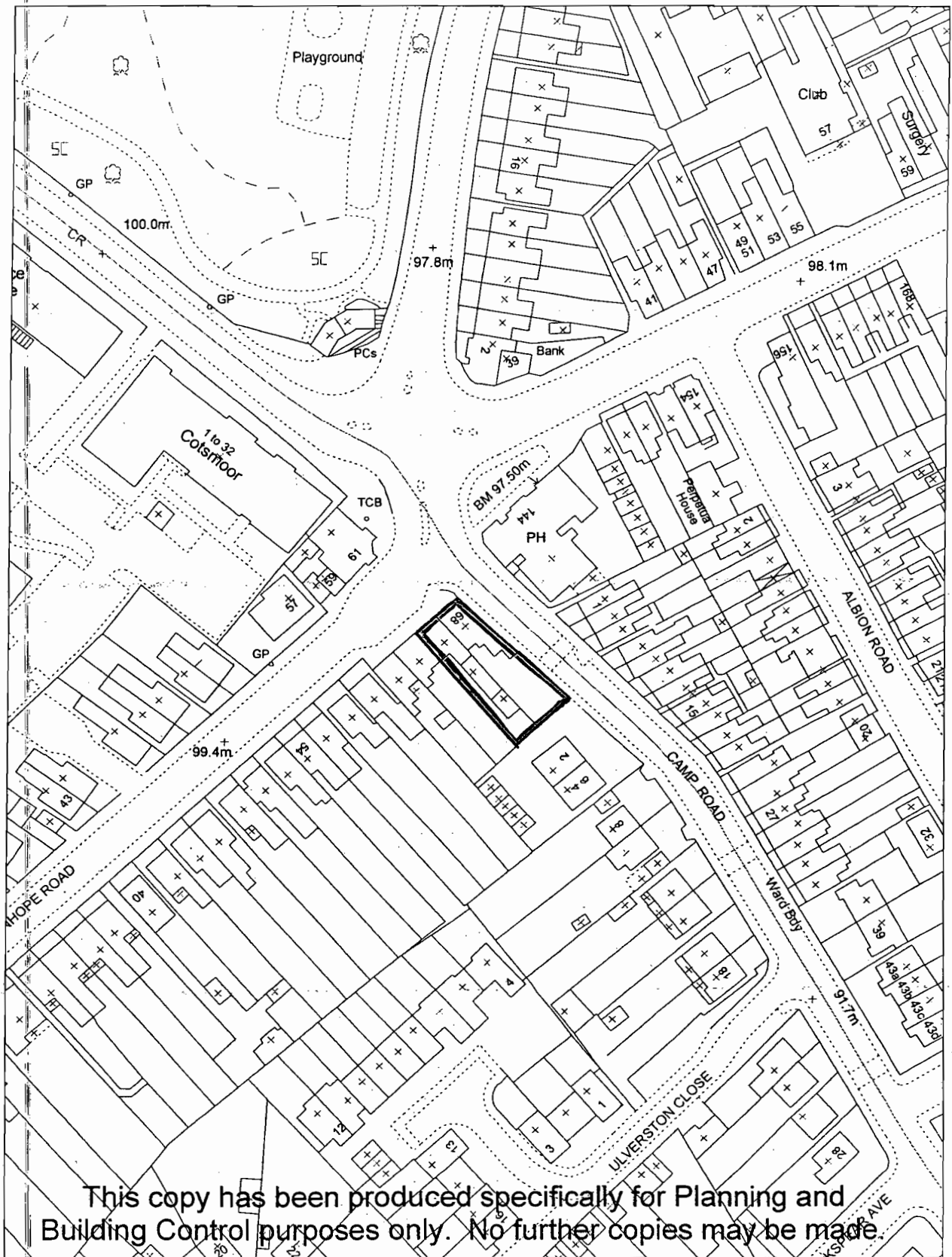
YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH
EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD
READ IT CAREFULLY.

ANNEX

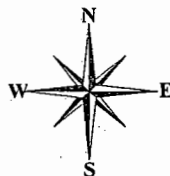
Regulation 3 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 1991

The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the planning and Compensation Act 1991) for the following reasons:-

By reason of its size, height, bulk, scale, design, siting, materials, the external staircase represents an over-dominant and incongruous feature in the street scene. The external staircase neither preserves nor enhances the character and appearance of the Conservation Area, and is contrary to the provisions of Policies 69 (General Design and Layout) (i), 72 (Extensions in Residential Areas (i), (ii) and 85 (Development in Conservation Areas) (i) preamble, (i)a, (i)b, (i)c, and (i)f of the St Albans District Local Plan Review 1994.



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