

**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 REAR OF 28-34 AND 52-58 NORTH COTTAGES, THE DRIVE,  
LONDON COLNEY, HERTFORDSHIRE**

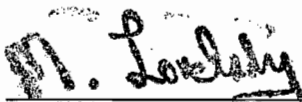
**WHEREAS:-**

- (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 56 days 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 3 October 2008

Issued 22 August 2008

  
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 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 rear of 28-34 and 52-58 North Cottages, The Drive, London Colney,  
Hertfordshire

(edged red on the attached plan).

## **SCHEDULE 2**

Alleged breach of planning control

Unauthorised laying of hardcore shown hatched black and edged yellow on the  
attached plan

## **SCHEDULE 3**

Steps required to be taken

Remove the hardcore from the site

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

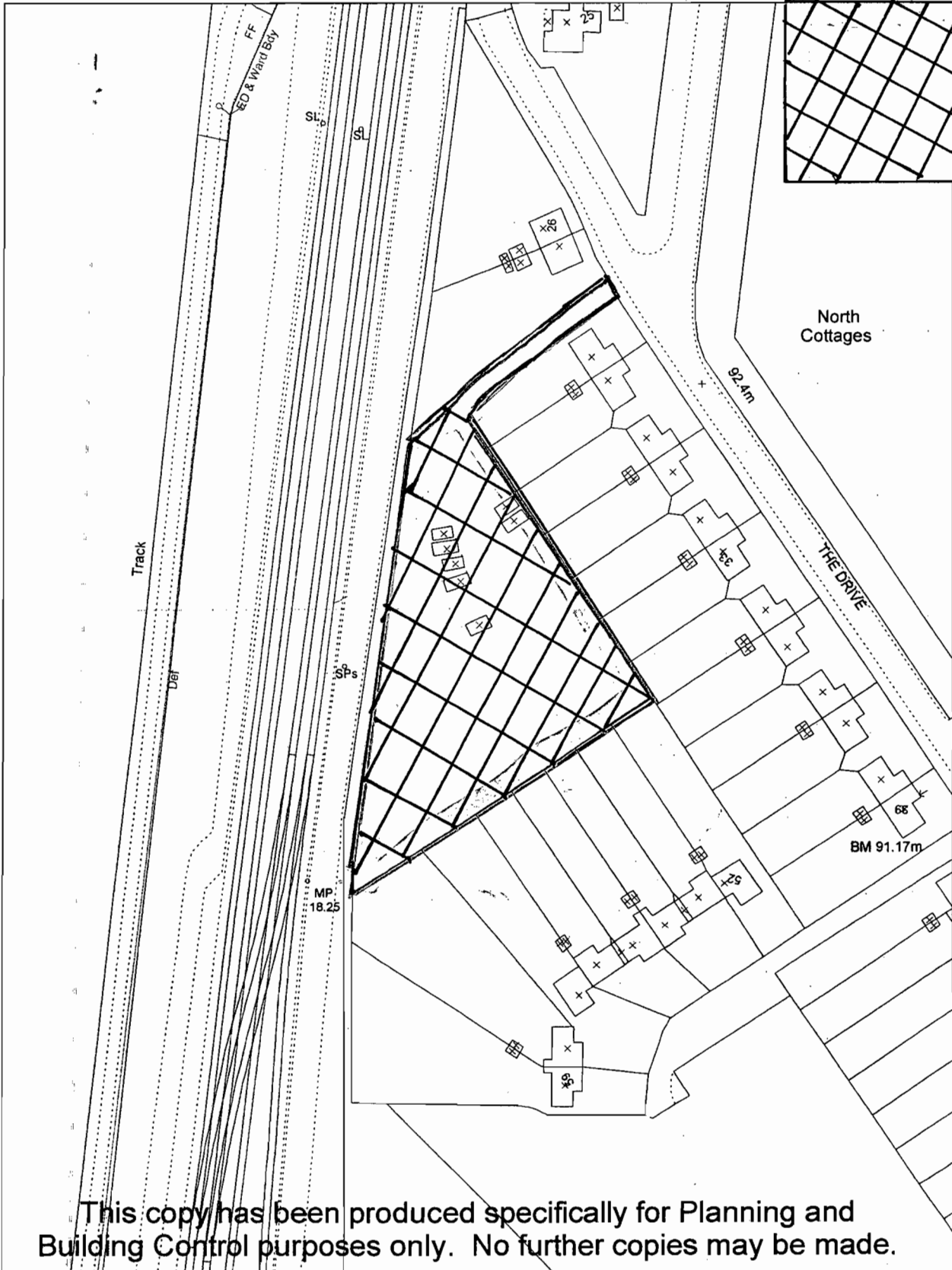
## ANNEX

### Regulation 4 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

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:-

1. The site lies within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St Albans District Review 1994, wherein permission will only be given for the erection of new buildings or the use of existing buildings or land for agricultural, or participatory sport or recreation. The laying of hardcore on this land is therefore inappropriate within the Green Belt which is unacceptable in terms of Policy 1 of the St Albans District Local Plan Review 1994. The development cannot be justified and there are no exceptional circumstances.
2. The laying of hardstanding and hard core within the site form an unduly obtrusive feature, which is detrimental to the visual amenity of the locality and harmful to the openness of the Green Belt. The development is contrary to Policy 1 of the St Albans District Local Plan Review 1994.

AREA OF HARD CORG.



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