

**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  
OLD COCK INN, 58 HIGH STREET, HARPENDEN, HERTFORDSHIRE**

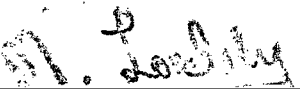
**WHEREAS:-**

- (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 28 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 4 March 2009

Issued 21 January 2009

  
\_\_\_\_\_  
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

Old Cock Inn, 58 High Street, Harpenden, Hertfordshire

(edged red on the attached plan).

## **SCHEDULE 2**

Alleged breach of planning control

Erection of unauthorized smoking shelter to the rear of the premises.

## **SCHEDULE 3**

Steps required to be taken

Remove the smoking shelter entirely from the site and make good any resulting damage to the locally listed building.

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

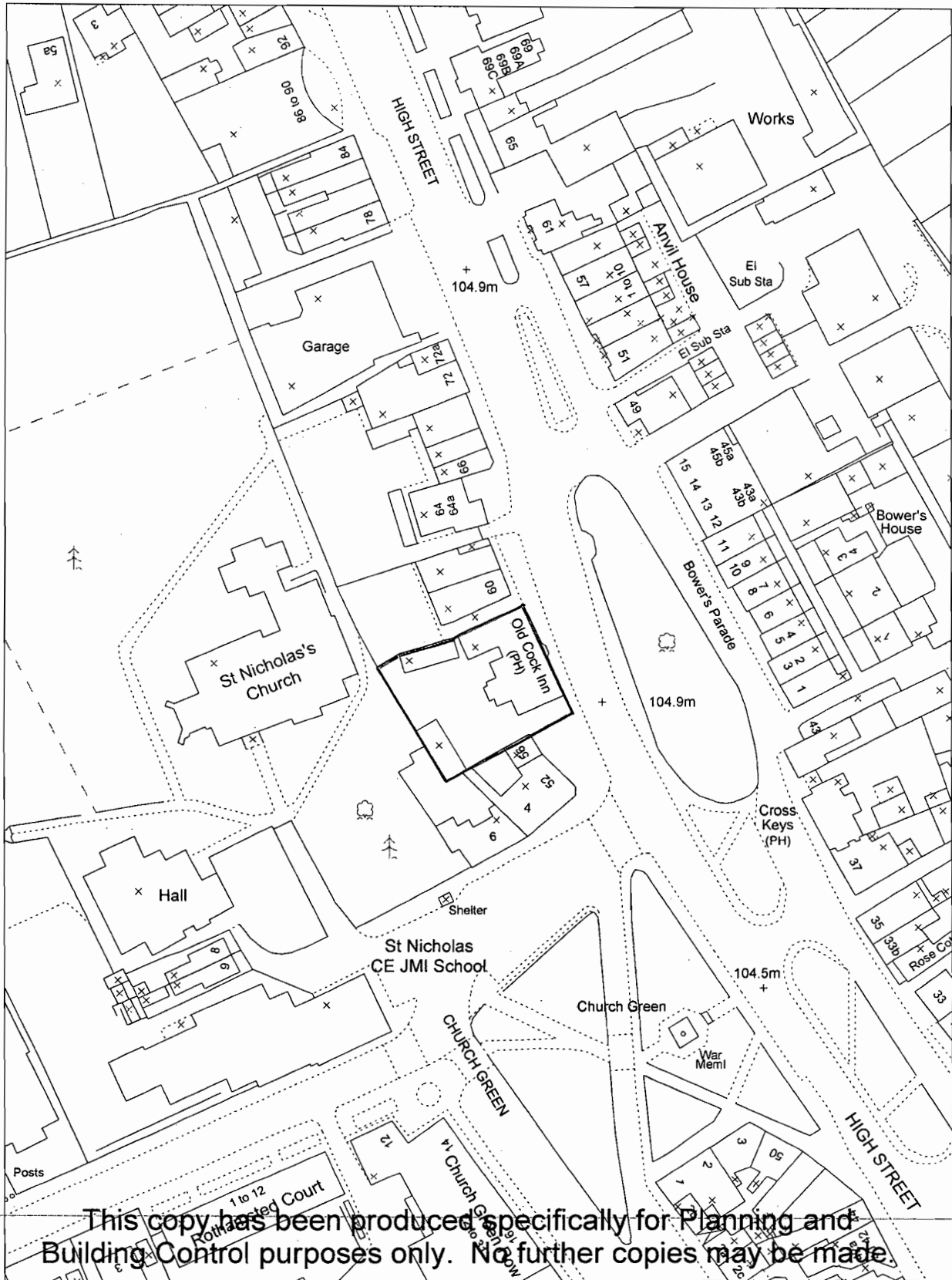
## ANNEX

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

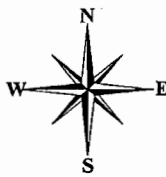
The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) for the following reasons:-

By reason of its size, form, design and materials, the smoking shelter does not respect the form and appearance of this locally listed building, and does not preserve or enhance the character or appearance of the Harpenden Conservation Area. It is contrary to Policies 69 (ii) (General Design and Layout), 85 (i) preamble, a), c), e), f) (Development in Conservation areas) and 87 (Locally Listed Buildings) of the St Albans District Local Plan Review 1994.

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