

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
601 HATFIELD ROAD, SMALLFORD, ST ALBANS, HERTFORDSHIRE

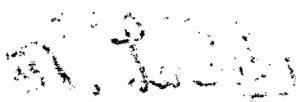
WHEREAS:-

- (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 12 May 2009.

Issued 31 March 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

601 Hatfield Road, Smallford, St Albans, Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

Erection of unauthorised timber shed, timber lobby, and additional new shed situated to the rear of the main veterinary building.

SCHEDULE 3

Steps required to be taken

Remove the timber shed, timber lobby and new shed situated to the rear of the main veterinary building.

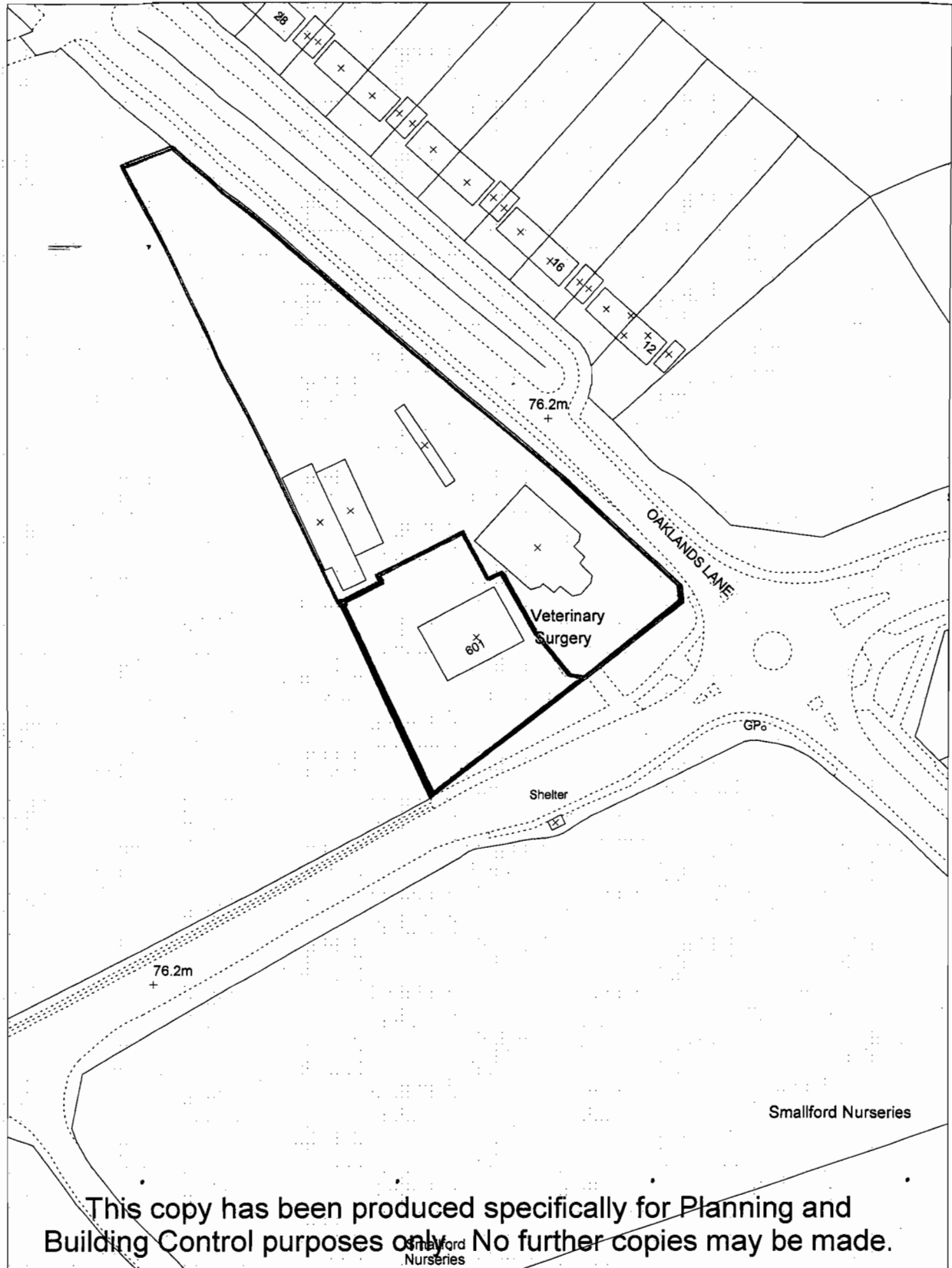
YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.

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:-

The site is located in the Metropolitan Green Belt wherein there is strict control over the extension and alteration of existing buildings and intensification of previously developed land. The extensions, by reason of their flat roof design, brightly stained wooden clad materials, floor area and volume, do not relate well to the character of the existing building and amount to an excessive cumulative addition to this rural locality in terms of how much the site has already been developed. Very special circumstances to justify this inappropriate development within the Green Belt have not been demonstrated. The development is an unacceptable intensification of the site which is detrimental to the open character and the visual amenity of this rural Green Belt area contrary to the aims of Policies 1 – Metropolitan Green Belt, 69 – General Design and Layout (i) and 72 – Extensions in Residential Areas (i), (ii), and (vi) of the St Albans District Local Plan Review 1994 and the aims of PPG2.



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