

**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 and adjacent to 16 Cumberland Close, Pimlico, Hemel Hempstead,  
Hertfordshire

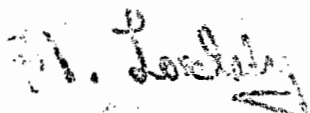
**WHEREAS:-**

- (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** 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 development by the making of the material change in the use 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 8 June 2009

Issued 27 April 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 to which this Notice relates**

**Land at and adjacent to 16 Cumberland Close, Pimlico, Hemel Hempstead,  
Hertfordshire**

**(edged red on the attached plan).**

## **SCHEDULE 2**

**Alleged breach of planning control**

**Erection of close boarded fence 33 metres in length and 1.8 metres in height  
(shown in blue on the attached plan).**

## **SCHEDULE 3**

**Steps required to be taken**

**Reduce the height of the fence to 1 metre where it is adjacent to a highway  
used by vehicular traffic.**

**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 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:-

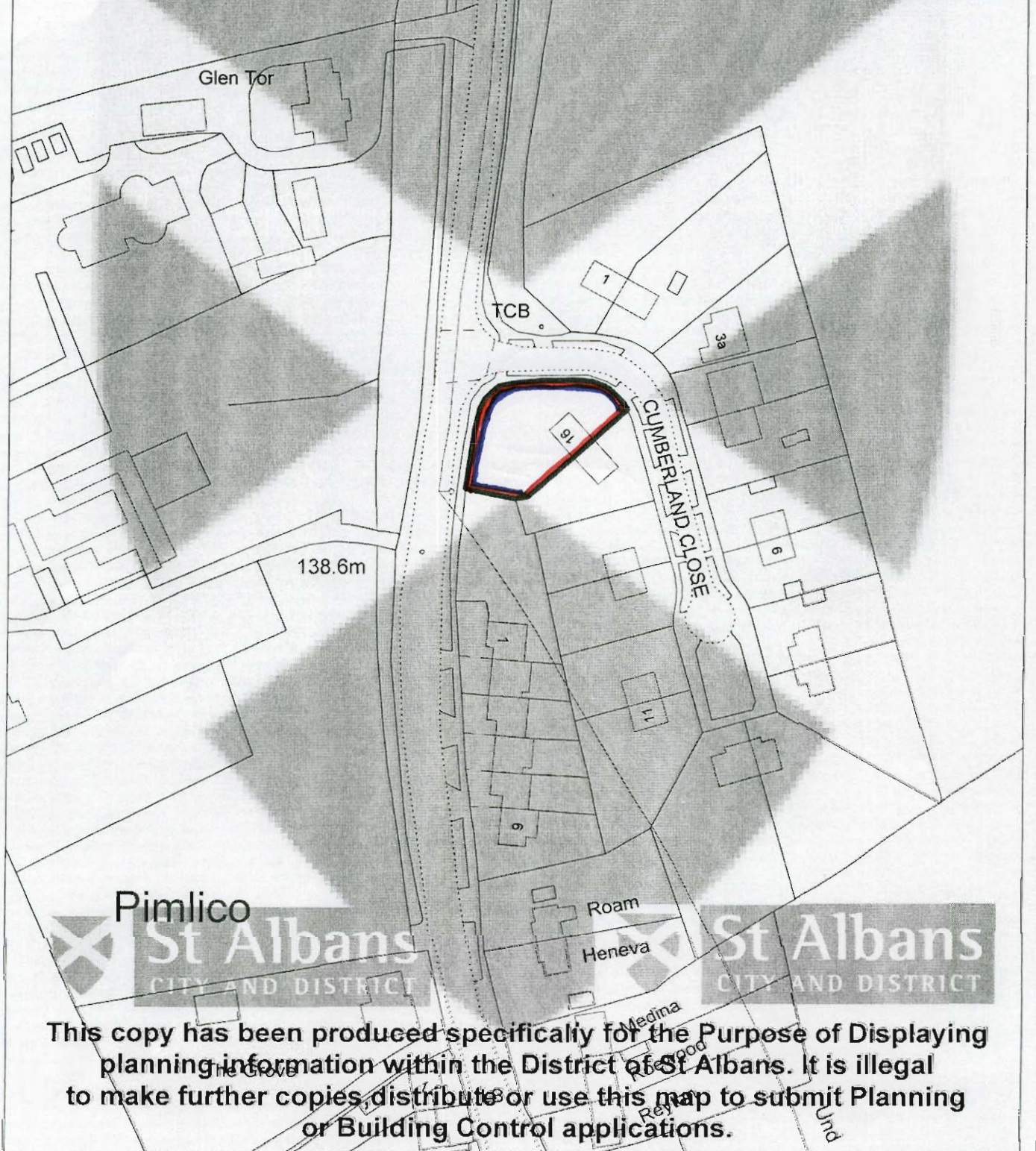
“The 1.8 metre close boarded fence by reason of its height is detrimental to the rural character of the Metropolitan Green Belt and is contrary to Policy 1 (Metropolitan Green Belt) of the St Albans District Council Plan Review 1994.”



St Albans  
CITY AND DISTRICT



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