

**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 SMALLFORD NURSERIES, HATFIELD 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 6 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 23 October 2009.

Issued 11 September 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**  
SMALLFORD NURSERIES, HATFIELD ROAD, ST ALBANS,  
HERTFORDSHIRE

(edged red on the attached plan).

**SCHEDULE 2**

Alleged breach of planning control

The erection of an unauthorised building (shown edged blue on the attached plan) used as a cold store which comprises a cold store with incorporated open sided covered storage area and loading bay for vehicular access, with a total footprint of 1650sq.m approx. The unauthorised building also comprises 15 bed sit units accessed by an external staircase and balcony.

**SCHEDULE 3**

Steps required to be taken

Remove entirely the building from the site, dispose of all the demolition materials and make good the site and any resulting damage.

**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 within the Metropolitan Green Belt as stated in the St Albans District Local Plan Review 1994, wherein permission will only be given for erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area, or small scale facilities for participatory sport or recreation. The development is inappropriate within the Green Belt which is unacceptable in terms of Policy 1 (MGB) of the St Albans District Local Plan Review 1994, and the aims of PPG2 and PPS7. There are no exceptional circumstances apparent in this case.

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Scale: 1:4000

