

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE MATERIAL CHANGE OF USE

Issued by: St Albans District Council

1. This Notice is issued by the council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. The Land To Which The Notice Relates

10 Cotlandswick, London Colney, Hertfordshire
Shown edged red on the attached plan.

3. The Matters Which Appear To Constitute The Breach Of Planning Control

It appears to the Council that the following breach of planning control has occurred within the last 4 years.

The use of a newly constructed extension creating a separate dwellinghouse from the main dwellinghouse.

4. Reasons For Issuing This Notice

The unauthorised dwelling created by reason of its design, prominent location within the street scene and contrived layout is out of keeping with the character and pattern of development within the locality, and leads to poor levels of amenity and privacy for the occupants of the original and new dwelling. The development has a detrimental impact on the character of the street scene and provides a poor standard of living environment for the occupants of both properties. If repeated, such development would have an adverse cumulative impact on the character of the area and encourage poor standards of living environment in new development proposals. The development is contrary to Policy 69 – General Design and layout (i) and (ii) and Policy 70 – Design and layout of New Housing (i), (vi), (viii), (ix) and (x) of the St Albans District Local Plan Review 1994.

5. What You Are Required To Do

- 1) Cease the use of the extension as an independent dwellinghouse.
- 2) Remove the dividing boundary treatment completely off site and return to one garden.
- 3) Create internal openings to remove the separate dwelling.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 25 February 2010 unless an appeal is made against it beforehand.

Dated: 14 January 2010

Signed:



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

On behalf of:

St.Albans District Council
District Council Offices, Civic Centre,
St.Peter's Street, St.Albans, Herts. AL1 3JE

ANNEX

Your Right of Appeal

You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals – A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

- a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- b) The second copy of the appeal form and the notice should be sent to the Council
- c) The third copy is for your own records.

What Happens If You Do Not Appeal

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in paragraph 6 of the notice. Failure to comply with an enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.

10 Cotlandswick, London Colney



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St Albans
CITY AND DISTRICT