

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**TOWN AND COUNTRY PLANNING ACT 1990****(As amended by the Planning and Compensation Act 1991)****ENFORCEMENT NOTICE OPERATIONAL DEVELOPMENT**

ISSUED BY: St Albans City and District Council

1. **This Notice** is issued 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 this notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

Land at Verulam Arms, 41 Lower Dagnall Street, St Albans, Hertfordshire shown edged red on the attached plan.

3. **THE BREACH OF PLANNING CONTROL ALLEGED** It appears to the Council that the following breach of planning control has occurred within the last four years.

Erection of two metal ventilation units to the rear of the premises.

4. **REASONS FOR ISSUING THIS NOTICE**

The ventilation units by reason of their location and design appear unsympathetic and incongruous and are detrimental to the character, integrity and appearance of the Locally Listed Building and the Conservation Area as a whole. It is not considered they preserve or enhance the character and appearance of the Conservation Area and are therefore contrary to Policies 73 (Article 4 Direction), 85(i), (i)g (Development in Conservation areas) and 87 (Locally Listed Buildings) of the St Albans District Local Plan Review 1994.

5. **WHAT YOU ARE REQUIRED TO DO**

Remove the metal ventilation units.

6. **WHEN THIS NOTICE TAKES EFFECT**

One month after this Notice takes effect.

This Notice takes effect on 11 March 2010 unless an appeal is made against it beforehand.

Dated: 28 January 2010

Signed: M. Lovelady LLB., Solicitor
Head of Legal and Democratic Services

on behalf of St Albans District Council
Civic Centre
St.Peters Street
St Albans
Herts. AL1 3JE

Annex

YOUR RIGHT OF APPEAL

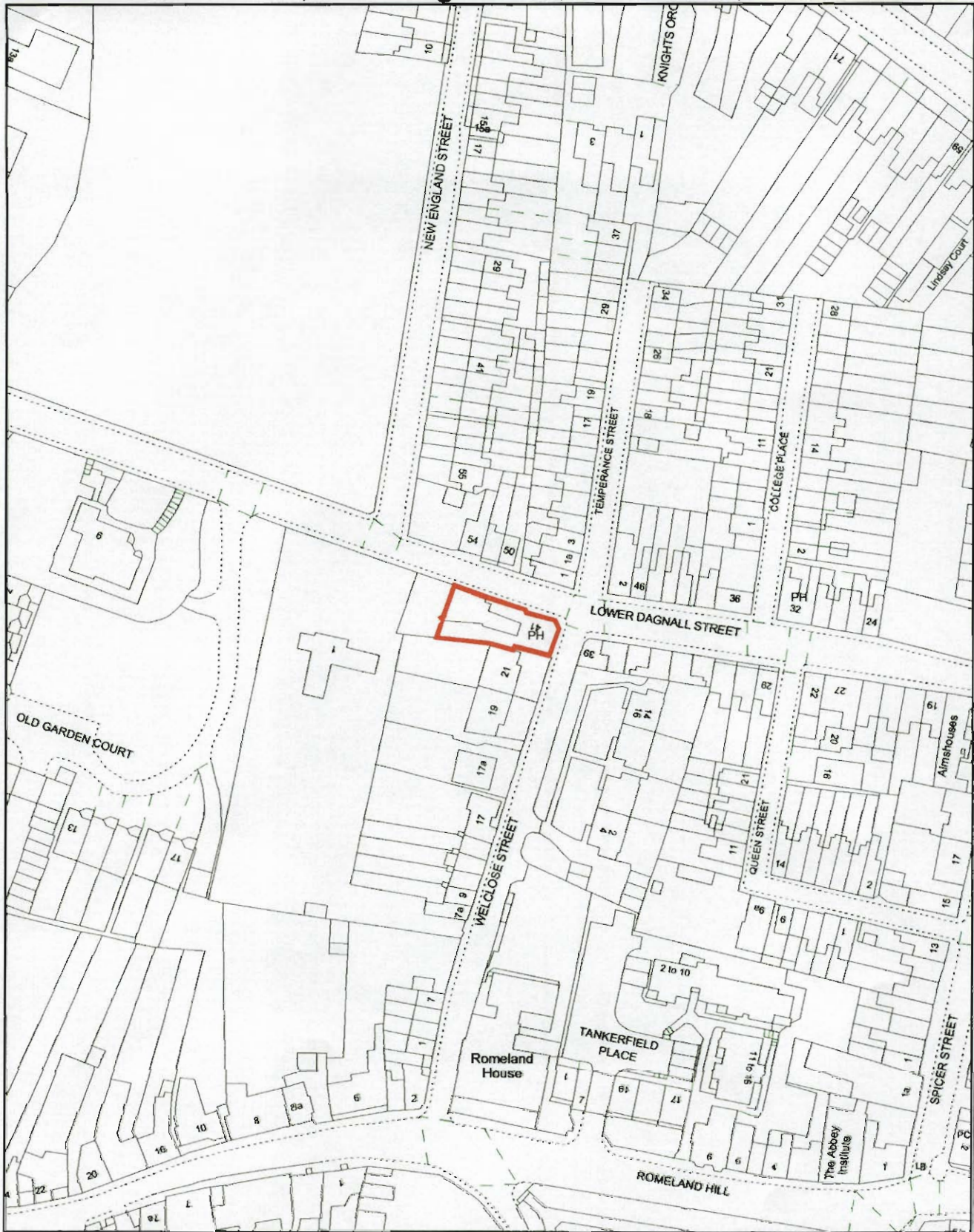
You can appeal against this notice, but any appeal must be **received**, or posted in time to be received, by the Secretary of State **before** the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals – A Guide to Procedure" sets out your rights. You may use the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

Verulam Arms PH, Lwr Dagnall St, St Albans, AL3 4QE



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