

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
(as amended)

LISTED BUILDING ENFORCEMENT NOTICE
(Unauthorised Works)

WHEREAS:

(1) The building situate at and known as 65 and 67 Park Street St.Albans, Hertfordshire shown edged red on the attached plan is a listed building as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(2) The building is situate within the district of the St Albans District Council ("the Council"), being the local planning authority for the purposes of the Act.

(3) It appears to the Council that the following works, specified in Schedule 1 ("the said works") have been carried out to the building and that the said works involve a contravention of Section 7 of the Act in that the said works are for the alteration of a listed building in a manner affecting its character as a building of special architectural or historic interest and the said works are not authorised under the Act, no listed building consent having been granted therefore.

(4) The Council consider it expedient, having regard to the effect of the said works on the character of the building as one of special architectural or historic interest, to issue this notice.

(5) **NOTICE IS HEREBY GIVEN** that, in exercise of their powers under Section 38 of the Act, the Council require that the steps specified in Schedule 2 hereto be taken to restore the building to its former state within the period of 6 months from the date on which this notice takes effect.

(6) **THIS NOTICE SHALL TAKE EFFECT**, subject to the provisions of section 39(2) of the Act, on 21 June 2011

SCHEDULE 1

The said works that have been carried out to the Building.

The front elevation timber windows, being three windows on the first floor, three on the ground floor and one in the set back bay, have been removed and replaced with modern double glazed plastic UPVC units

SCHEDULE 2

The works to restore the building to its former state.

1. Remove plastic UPVC double glazed units.
2. Replace with timber windows and frames to match previous style, detailed design and opening method authorised by planning permission 5/81/1547.

Issued 10 May 2011



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M Lovelady LL.B. (Solicitor)
Head of Legal, Democratic and Regulatory Services

Civic Centre
St Peters Street
St Albans
Herts AL1 3JE

ANNEX 1

The Council consider it expedient to issue the attached Listed Building Enforcement Notice under Section 38 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the following reasons:-

The installation of UPVC windows are considered to be a detrimental alteration to the historic appearance and character of the Grade 11 Listed Building and an inappropriate alteration which has a detrimental appearance to the historic character within the Park Street and Frogmore Conservation Area. The works of alteration are therefore contrary to Policy 85 (c) (Development within Conservation Areas) and Policy 86 (Buildings of Special Architectural or Historic Interest) of the St.Albans District Plan Review.

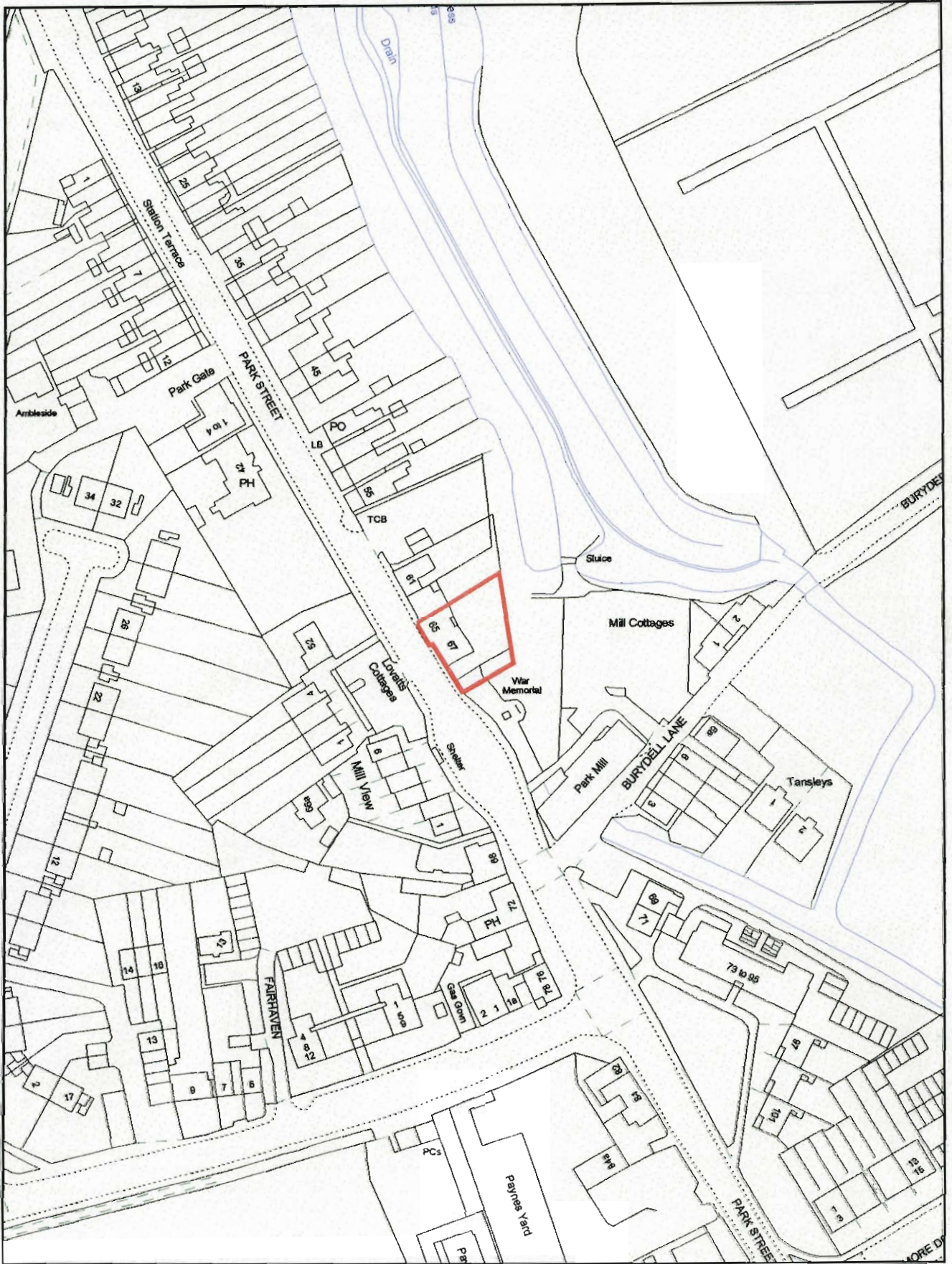
ANNEX 2

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 6 of the notice. The enclosed information sheet and information in the letter give details of your rights of appeal.

What Happens If You Do No Appeal

If you do not appeal against this listed building enforcement notice, it will take effect on the date specified in paragraph 6 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 5 of the notice. Failure to comply with a listed building enforcement notice which has taken effect can result in prosecution and/or remedial action by the Council.



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