

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 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

1 Knowle Drive Harpenden 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.

Erection of three storey gabled rear extension.

4. Reasons For Issuing This Notice

The 3 –storey rear extension is not compatible with the style and form of the existing dwelling. Its size, bulk and scale have an adverse impact on the visual amenities of the area, especially to neighbouring properties in Broadstone Road. The rear left-hand dormer being attached to this projection unbalances the development, creating an awkward and bulky appearance that is detrimental to the visual amenity. The development is therefore contrary to the provisions of Policies 69 (iii) (General Design and Layout) and 72 (i) and (ii) (Extensions in Residential Areas) of the St.Albans District Local Plan Review 1994.

5. What You Are Required To Do

Remove the gable end that forms the third storey of the middle rear extension and rebuild in accordance with planning permission 5/09/0676.

Make good any resulting damage in materials that match the existing.

6. Time For Compliance

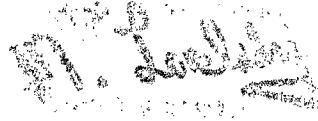
9 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 1 September 2011 unless an appeal is made against it beforehand.

Dated: 21 July 2011

Signed:



M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services

St.Albans District Council

On behalf of:

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 information sheet and information in the letter give details of your rights of appeal.

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.

