

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

13 The Rise Park Street St. Albans 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.

Without planning permission change of use of an outbuilding to an independent self contained dwelling (shown shaded purple on the attached plan).

4. Reasons For Issuing This Notice

The outbuilding is being used as a separate self contained dwelling contrary to Policy 12 (Accommodation for relatives, dependants or staff) of the St. Albans District Local Plan Review 1994. The use of the building as a self contained dwelling is not in keeping with the design, form and density of existing housing with the locality contrary to Policy 70 (Design and layout of new housing) of the St. Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework March 2012.

5. What You Are Required To Do

Cease the use of the outbuilding as an independent residential dwelling and return the use of the building to ancillary living space incidental to the lawful use of the main dwelling.

6. Time For Compliance

6 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 20 March 2014 unless an appeal is made against it beforehand.

Dated: 7 February 2014

Signed:



M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services
St.Albans District Council
District Council Offices, Civic Centre,
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

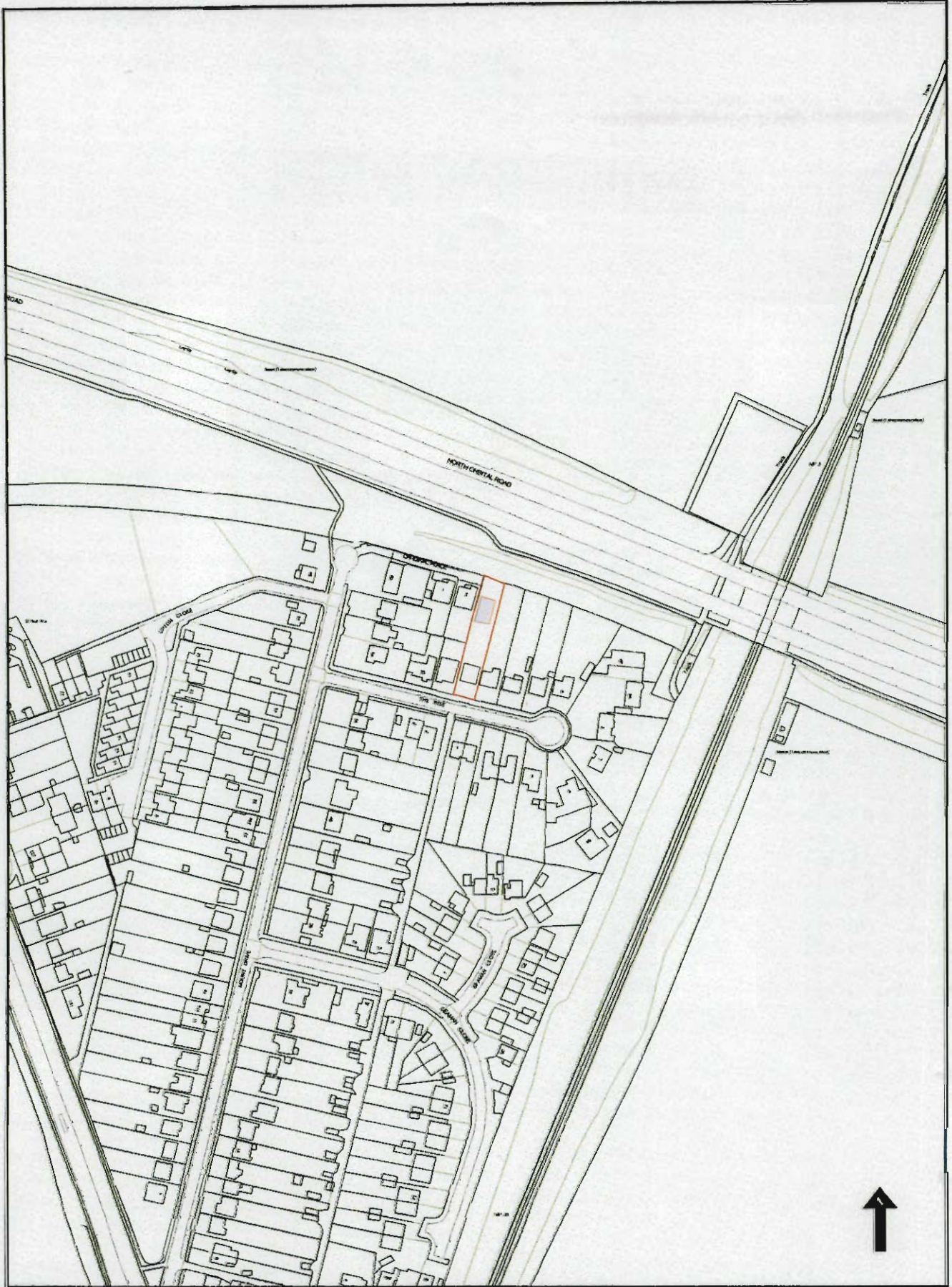
ANNEX

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.



13 The Rise, Park Street, AL2 2NT

