

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

Land at 19 Black Boy Wood Bricket Wood 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 the erection of a single storey rear extension.
Without planning permission the erection of 2 metallic extraction flues with associated ducting to the side elevation.

4. Reasons For Issuing This Notice

The single storey rear extension by reason of the scale and materials adversely affects the character and appearance of the building and the locality to the detriment of local residential and visual amenity contrary to Policies 69 and 72 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework March 2012.

By reason of the size, bulk, design, attachment, absence of vibration and sound insulation and odour suppression, the extraction flues and ducting have an unacceptable and adverse impact on the character and appearance of the residential amenity contrary to Policies 69 and 72 of the St.Albans District Local Plan Review and the aims of the National Planning Policy Framework March 2012 in terms of quality of design.

5. What You Are Required To Do

Remove entirely from the site the single storey rear extension and make good the original building in matching materials.

Remove entirely from the site the extraction flues and any external equipment associated with them and make good the original building in matching materials

6. Time For Compliance

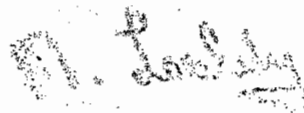
2 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 8 May 2014 unless an appeal is made against it beforehand.

Dated: 27 March 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:

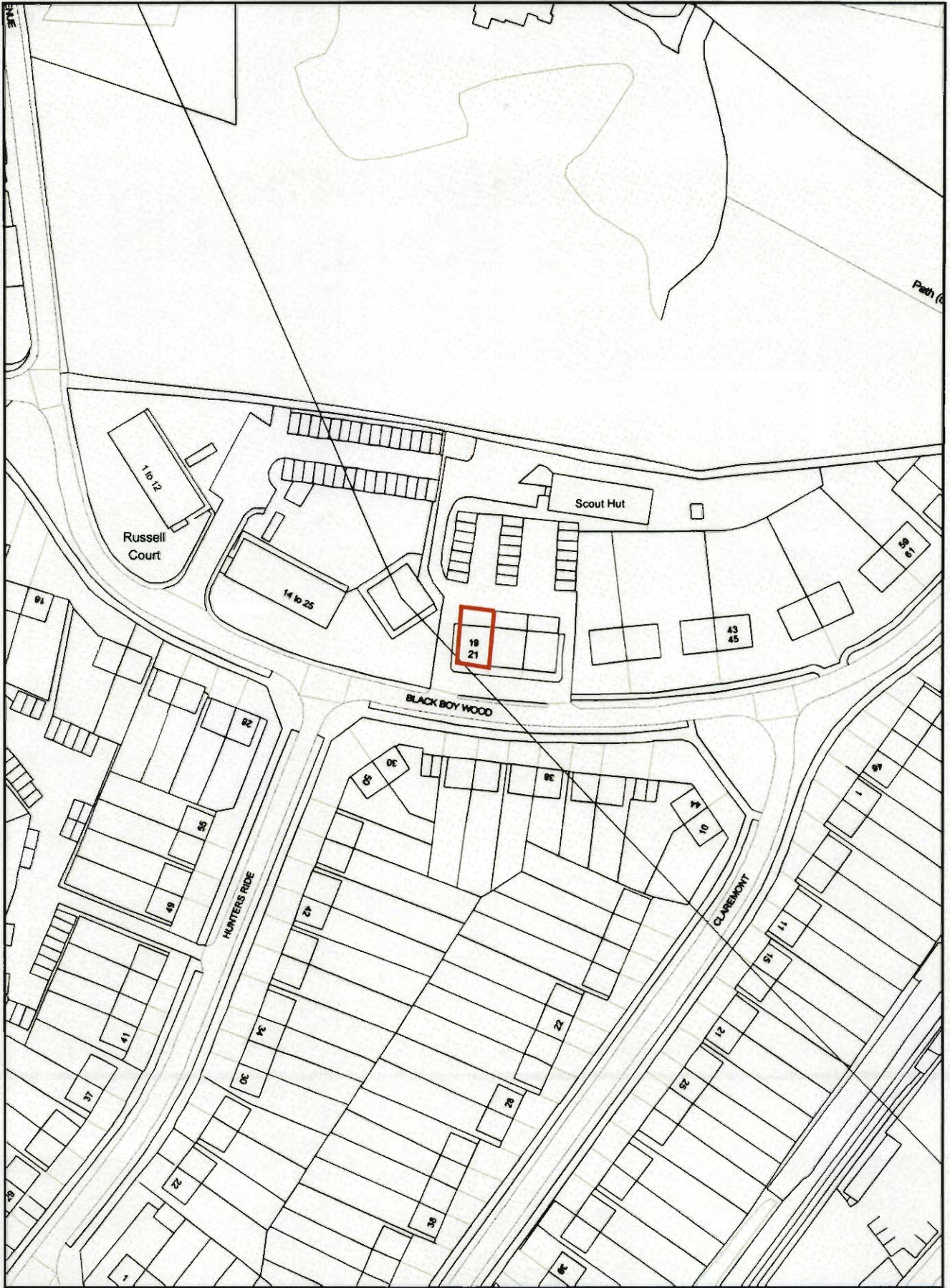
ANNEX

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.



**19 Black Boy Wood, Bricket Wood, Herts
AL2 3LW**

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