

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

218 Radlett Road Colney 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.

The erection of two outbuildings shaded black and numbered 1 and 2 on the attached plan.

4. Reasons For Issuing This Notice

The erection of the two outbuildings represents inappropriate development in the Green Belt and causes harm to the openness of the Green Belt in this location. Inappropriate development in the Green Belt is, by definition, harmful to the Green Belt and there are no very special circumstances to outweigh harm in this case. The development therefore fails to comply with Policy 1 of the St.Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework (NPPF)

The erection of the two outbuildings, by virtue of the siting, size and design of the buildings, detracts from the setting of the Grade 11 listed building at No. 218 Radlett Road Colney Street St.Albans AL1 2EN, contrary to the aims of Policy 86 of the Local Plan and the provisions of the National Planning Policy Framework. There are no public benefits to outweigh the identified harm to the setting of the listed building and the significance of the heritage asset. The development therefore fails to comply with Policy 86 (iii) (g) of the St.Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework.

5. What You Are Required To Do

Demolish the two outbuildings shaded black and numbered 1 and 2 on the attached plan.

Remove from the land all rubble and buildings material resulting from compliance with the above.

6. Time For Compliance

6 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 29 December 2017 unless an appeal is made against it beforehand.

Dated: 17 November 2017

Signed:



Charles Turner

Solicitor to the Council

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.

