

**LISTED BUILDINGS ACT 1990
(as amended)**

**LISTED BUILDING ENFORCEMENT NOTICE
(Unauthorised Works)**

WHEREAS:

(1) The building situate at and known as White Lion Public House 91 Sopwell Lane 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 3 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 1 November 2018

SCHEDULE 1

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

Insertion of a kitchen extractor fan, associated ducting, two condensing units and associated wiring to the rear wall.

SCHEDULE 2

The works to restore the building to its former state.

- (i) Remove the unauthorised kitchen extractor fan, two condensing units and associated ducting and wiring.
- (ii) Upon removal of the extractor fan, condensing units and associated ducting and wiring make good any holes in the rear wall to match the existing original work adjacent in respect of materials used, detailed execution and finished appearance.
- (iii) Remove from the site all rubble and building materials arising as a result of compliance with steps (i) and (ii) above

Issued 20 September 2018



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Charles Turner
Solicitor to the Council

St Albans District Council
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 unauthorised kitchen extractor fan, two condensing units and associated ducting and wiring by virtue of their use, siting, scale and design, detract from and cause harm to the Grade 11 listed building and its setting, contrary to the aims of Policy 86 of the St.Albans District Local Plan Review 1994 and the provisions of the National Planning Policy Framework July 2018. In addition the public benefits arising from the installation of the kitchen extractor fan and condensing units do not outweigh the demonstrable harm to the listed building or its setting. The unauthorised kitchen extractor fan, two condensing units and associated ducting and wiring do not therefore comply with Policy 86 (iii)(b) of the St. Albans District Local Plan Review 1994 and the provisions of paragraphs 194 and 196 of the National Planning Policy Framework July 2018.

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.

Poste

LIV
Park

KEYSELL

Warrick
Estate

PH



PH

PH

PH

WELL LINE

BARDHILL ROAD