

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Town and Country Planning Act 1990
(as amended by the Planning and Compensation Act 1991)

ENFORCEMENT NOTICE 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

The Bluebells Station Road 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 10 years.

Change of use from residential to car sales and residential

4. Reasons For Issuing This Notice

The change of use of the land constitutes inappropriate development in the Green Belt resulting in loss of openness. The change of use has resulted in harm to the residential character and appearance of the dwellinghouse and its setting. No very special circumstances are apparent to outweigh the harm identified. The development is therefore contrary to Policies 1 and 69 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework February 2019.

5. What You Are Required To Do

- 1.Remove the vehicles for sale from the land.
- 2.Cease the use of the land for car sales.
- 3.Return the land to use solely as a dwellinghouse.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 20 October 2020 unless an appeal is made against it beforehand.

Dated: 8 September 2020

Signed:



Charles Turner
Solicitor to the Council

On behalf of:

St Albans District Council
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.

Site Plan: The Bluebells

