

## **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

### **ENFORCEMENT NOTICE    BREACH OF CONDITION**

**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 (b) 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 Lattimore Road 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.

Breach of condition A.3(a) of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 has occurred as the materials used on the replacement windows are not of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

#### **4. Reasons For Issuing This Notice**

By reason of their design, colour, opening method and use of non-traditional materials, the replacement windows do not relate well to the locally listed building, the terrace of which it forms part, or the street scene. The replacement windows neither preserve or enhance this part of the St.Albans Conservation Area resulting in less than substantial harm to the locally listed heritage asset which is not outweighed by any public benefits, and if repeated elsewhere would result in a harmful cumulative impact on the character and appearance of the Conservation Area. The development fails to comply with Policies 69, 72, 85 and 87 of the St.Albans District Local Plan Review 1994 and the National Planning Policy Framework 2019.

#### **5. What You Are Required To Do**

- 1.Remove the existing windows.
- 2.Remove debris arising from removal of the existing windows.
- 3.Replace the windows with white sash windows of a 12-pane sash style that are similar in appearance to the original style windows that were removed.

**6. Time For Compliance**

3 months after this notice takes effect.

**7. When This Notice Takes Effect**

This notice takes effect on 17 February 2021 unless an appeal is made against it beforehand.

Dated: 6 January 2021

Signed:



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Charles Turner  
Solicitor to the Council  
St.Albans District Council  
District Council Offices, Civic Centre,  
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

Site Location Plan for 13 Lattimore Road St Albans AL1 3XL



## **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.