

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

Land at 1 and 2 Moor Mill Cottages Moor Mill Lane Smug Oak Lane 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 residential and storage and display of vehicles in connection with a vehicle sales business.

4. Reasons For Issuing This Notice

The change in the use of the land for storage of vehicles in connection with a vehicle sales business constitutes inappropriate development in the Green Belt as it results in a loss of openness. The change of use has also resulted in harm to the residential character and appearance of the dwelling houses and their setting as the storage and display of vehicles in connection with the vehicle sales has changed the appearance of the private driveways. No very special circumstances are apparent to outweigh the harm identified. The development is contrary to Policies 1 and 69 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework July 2021.

5. What You Are Required To Do

Remove all vehicles from the site in connection with a vehicle sales business and cease the use of the land for the storage of vehicles in connection with the vehicle sales business.

Return the site to residential use.

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 9 November 2021 unless an appeal is made against it beforehand.

Dated: 28 September 2021

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

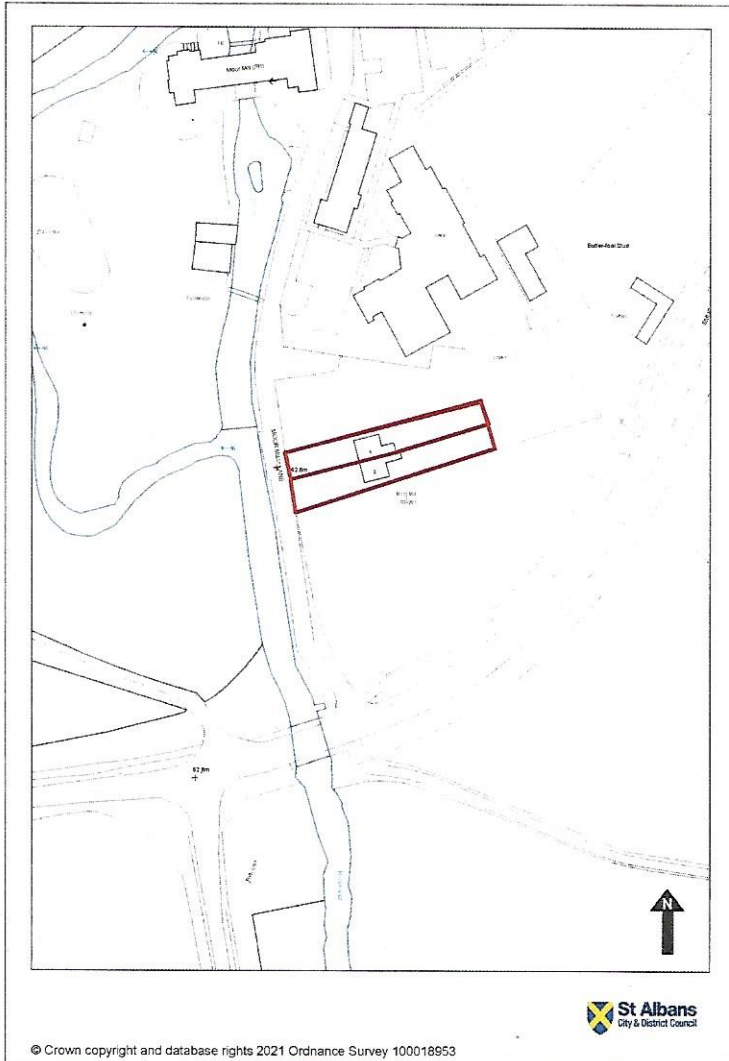
ANNEX

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.



© Crown copyright and database rights 2021 Ordnance Survey 100018953

St Albans
City & District Council