

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

16 Glemsford Drive Harpenden 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.

Without planning permission the construction of front and rear dormer windows.

4. Reasons For Issuing This Notice

The dormer windows by reason of their excessive height above the ridge line cause harm to the character and appearance of the host dwelling and the street scene in that they fail to take into account the scale and character of the surroundings as well as failing to relate to the scale of the original building contrary to Policies ESD1 and ESD2 of the Harpenden Neighbourhood Plan 2018-2033, Policies 69 and 72 of the St.Albans District Local Plan Review 1994 and National Planning Policy Framework July 2021

5. What You Are Required To Do

Rebuild in accordance with the terms and conditions of planning permission 5/2019/2568 by reducing the height of the front and rear dormer windows to those shown on the approved plans.

6. Time For Compliance

12 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 22 December 2021 unless an appeal is made against it beforehand.

Dated: 10 November 2021

Signed:



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:

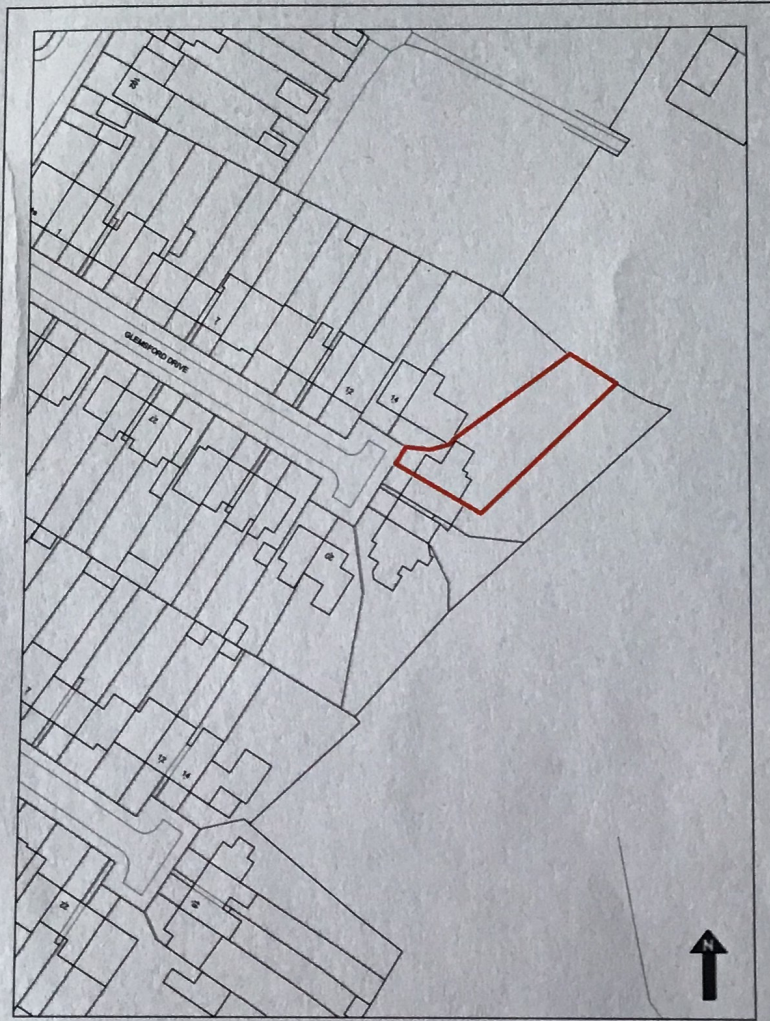
ANNEX

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.



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