

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE MATERIAL 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

14 Glenlyn Avenue 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 (C3) or licensed house in multiple occupation (C4) to use as short term commercial letting as Air B&B (sui generis)

4. Reasons For Issuing This Notice

The use of the property as short term commercial letting for Air B&B results in a loss of a residential dwelling or a house in multiple occupation for up to 6 people. The use also results in unacceptable levels of noise and disturbance causing harm to amenities of nearby occupiers in a residential cul de sac. The use is therefore contrary to Policies 10 and 99 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

Cease the use of the site for short term commercial letting as Air B&B.

and

Resume the authorised use of the site for residential (C3) or licensed house in multiple occupation (C4)

6. Time For Compliance

3 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 28 September 2022 unless an appeal is made against it beforehand.

Dated: 17 August 2022

Signed:



Charles Turner

Solicitor to the Council

St.Albans District Council

On behalf of:

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.

