

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

Land at Toad Cottage 1 Bury Green Cottages and 1 Rectory Gardens
Wheathampstead Hertfordshire

Shown edged red on the attached plan Appendix 1.

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 erection of a fence on the boundary indicated in green on the attached plan Appendix 3.

4. Reasons For Issuing This Notice

The erection of a bush willow fence by reason of its height, proximity to the Listed Building at 1-2 Bury Green Cottages and use of inappropriate materials which are not characteristic of the area, fails to relate well to the Listed Building. The fence represents less than substantial harm to which public benefits do not exist to justify its erection. The works are contrary to Policies 85 and 86 of the St.Albans District Local Plan Review 1994 and Chapters 12 and 16 of the National Planning Policy Framework July 2021.

5. What You Are Required To Do

Remove the bush willow fencing installed to the north boundary of Toad Cottage 1 Bury Green Cottages and 1 Old Rectory Gardens Wheathampstead indicated in green on the attached plan Appendix 3.

6. Time For Compliance

12 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 10 November 2022 unless an appeal is made against it beforehand.

Dated: 29 September 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.

Appendices

Appendix 1 - site plan

The site is outlined in red



Appendix 3 - Plan of fence to be removed

The willow fence to be removed to the north Boundary of Toad Cottage is shown in the plan in green



