

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

Shenstone Kennels & Cattery, Tower Hill Lane, Sandridge, Hertfordshire, AL4 9BH (the Land) shown edged red on the attached Notice 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 an outbuilding with decking shown outlined in blue on the attached Notice Plan.

4. Reasons For Issuing This Notice

It appears to the Council that a breach of planning control has occurred within the last 4 years.

The unauthorised development is unacceptable in principle in this location because the planning breaches amount to inappropriate development in the Green Belt. There is also harm as a consequence of the impact of the development on the openness of the Green Belt in both spatial and visual terms, and harm to the purpose of conserving open land and precluding development in the Green Belt. There are no very special circumstances to justify the development within the Green Belt. Consequently, the development has been found to be in conflict with the National Planning Policy Framework 2021 (13 – Protecting Green Belt Land); Policy 1 (Metropolitan Green Belt) of the St Albans District Local Plan Review (1994), and Policy D2 of the Sandridge Neighbourhood Plan.

It is therefore expedient that enforcement action should be taken against the breach of planning control that has occurred, having regard to the provisions of the development plan and to other material considerations.

5. What You Are Required To Do

- (i) Demolish the outbuilding and its decking shown in approx. location outlined blue on the attached Notice Plan.
- (ii) Remove from the Land any debris arising from compliance with (i)

6. Time For Compliance

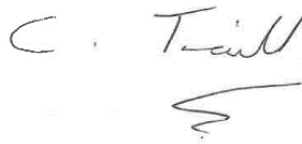
8 (eight) months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 1st November 2023 unless an appeal is made against it beforehand.

Dated: 20/09/2023

Signed:



Christine Traill
Strategic Director
Community and Place Delivery
St Albans District 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**

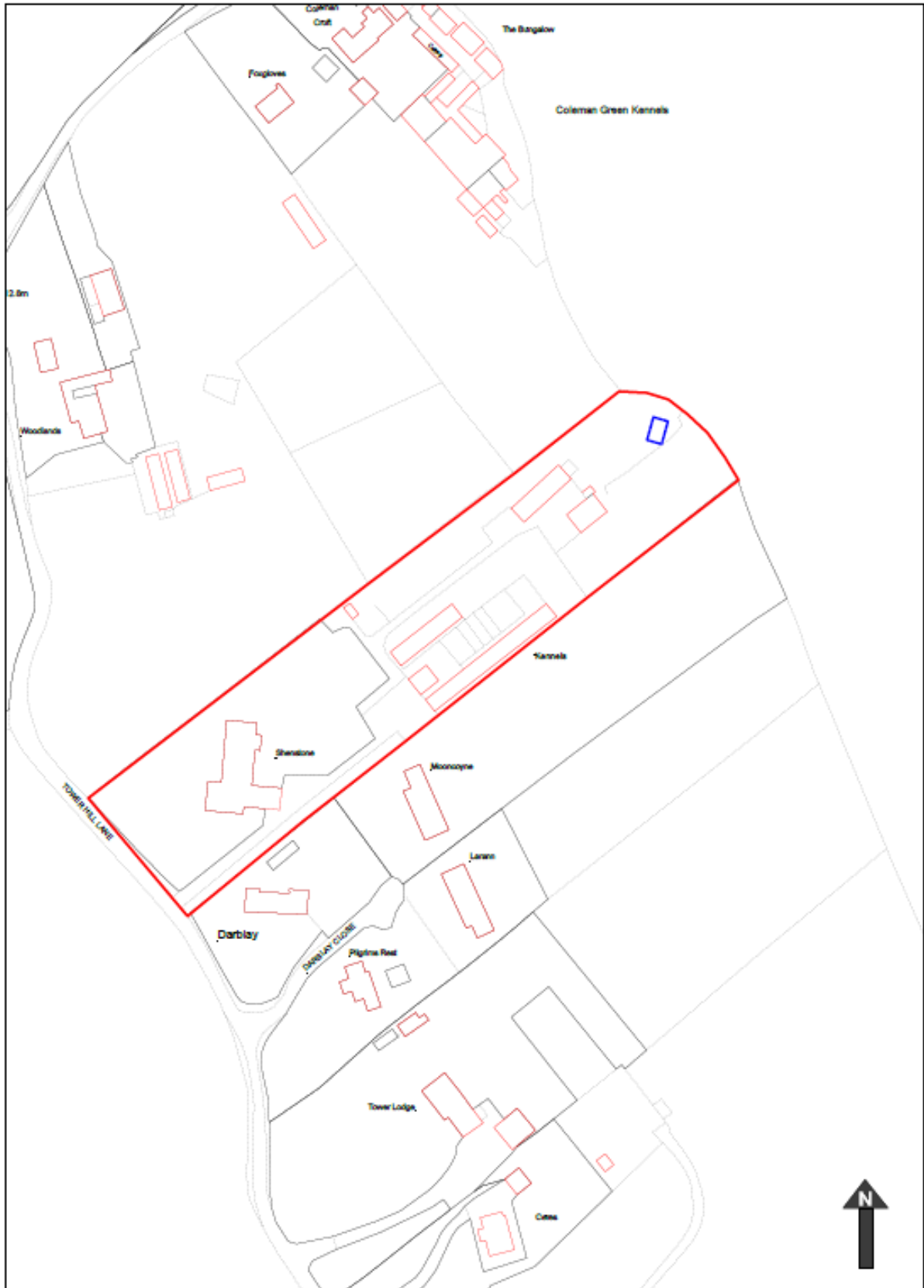
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed information sheet and information in the letter give details of your rights of appeal.

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.

Appendices

Appendix 1: Notice Plan



Appendix 2: Photos of Unauthorised Development





INFORMATION SHEET - THIS IS IMPORTANT

If you want to appeal against this enforcement notice you can do it:-

- online at the [Appeals Casework Portal](#); or
- sending us enforcement appeal forms, which can be obtained by contacting us on the details below.

You MUST make sure that we RECEIVE your appeal BEFORE the effective date on the enforcement notice.

Please read the appeal guidance documents at <https://www.gov.uk/appeal-enforcement-notice/how-to-appeal>.

In exceptional circumstances you may give written notice of appeal by letter or email. You should include the name and contact details of the appellant(s) and either attach a copy of the Enforcement notice that you wish to appeal or state the following:

- the name of the local planning authority;
- the site address; and
- the effective date of the enforcement notice.

We MUST receive this BEFORE the effective date on the enforcement notice. This should immediately be followed by your completed appeal forms.

Customer Support Team
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Direct Line: 0303 444 5000