

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

Plot 86, Land Adjacent Bridge Cottages, Sandridgebury Lane, Sandridge, St Albans - shown edged red on the Notice Plan ('The Land').

3. The Matters Which Appear To Constitute The Breach Of Planning Control

Without planning permission, the erection of a building/buildings and means of enclosure (fence and gate) on the Land as shown in photos in the Appendices of this Notice.

4. Reasons For Issuing This Notice

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

Permitted development rights in relation to fences are withdrawn by way of an Article 4 Direction, which specifically prohibits the "Erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure." The fence does not benefit from planning permission and is therefore unauthorised, as is the building(s).

The unauthorised development is not acceptable in principle in this location because the development of agricultural land amounts 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. The Council consider that openness is freedom from development. 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 2023 (13 – Protecting Green Belt Land) and Policy 1 (Metropolitan Green Belt) of the St Albans District Local Plan Review (1994).

5. What You Are Required To Do

(i) Demolish the means of enclosure (fence and gate) and building(s) on the Land.

(ii) Remove from the Land all materials arising as a result of compliance with step (i) above.

6. Time For Compliance


Two (2) months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 25th June 2024 unless an appeal is made against it beforehand.

Dated: 14th May 2024

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.

Fee to appeal under ground 'a' (to be made to the Council): £1,156

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 Location Plan & Notice Plan





Unauthorised Means of Enclosure (fence & gate)

Unauthorised Building(s)



Appendix 2 - Photos of the unauthorised fence, gate and buildings





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
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Direct Line: 0303 444 5000