

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE

Issued by: St Albans and 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 16 Perham Way, London Colney, Hertfordshire, AL2 1LB outlined in red, with a separate unit of accommodation shown edged in blue and labelled A on the Notice Plan ('The Land').

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 conversion of a detached garage to a separate self-contained residential unit.

4. REASONS FOR ISSUING THIS NOTICE

- 1) The dwelling created, by reason of its location and siting, is out of keeping with the character of the area and the existing pattern of development in the locality and constitutes poor design. As such, the dwelling is contrary to the National Planning Policy Framework 2023, and Policy 11 (Residential Conversions), Policy 69 (General Design and Layout), Policy 70 (Design and Layout of New Housing) and Policy 72 (Extensions in Residential Areas) of the District Local Plan Review, 1994.
- 2) The dwelling created provides an unsatisfactory and unacceptable level of amenity for current and future occupiers by reason of its inadequate internal floor area, poor levels of privacy, lack of private amenity space and lack of defensible space to ground floor habitable room. The position of the internal staircase to access the mezzanine sleeping area in the roof gable of the building, further reduces the available internal space and adds to the cramped living conditions. As such, the dwelling fails to provide good quality accommodation and constitutes poor design, contrary to National Planning Policy Framework 2023, and Policy 69 (General Design and Layout), Policy 70 (Design and Layout of New Housing), Policy 11 (Residential Conversions) and Policy 12 (Accommodation for Relatives, Servants) of the St Albans District Local Plan Review 1994.

- 3) The proposal fails to provide adequate off-street car parking provision contrary to Policy 39 (Parking Standards, General Requirements) and Policy 40 (Residential Development Parking Standards) of the St Albans District Local Plan Review 1994.

5. WHAT YOU ARE REQUIRED TO DO

The steps required by the enforcement notice should be:

- (1) Cease the use of the detached garage building, shown outlined in blue on the plan labelled 'A' attached to this Notice, for residential purposes as a self-contained dwelling.
- (2) Remove from the garage building all the floor and wall mounted kitchen units including the fixtures and fittings.
- (3) Remove from the garage building all the kitchen appliances including, cooker and hob, microwave, refrigerator.
- (4) Remove from the garage building the kitchen water supply and the internal and external waste pipes attached to the kitchen sink.
- (5) Remove from the garage building the fitted bathroom units, toilet, shower and wash basin.
- (6) Remove from the garage building the shower room water supply and the internal and external waste pipes attached to the toilet, shower and wash basin.
- (7) Remove from the outbuilding the beds.
- (8) Remove from the land and dispose of all rubble, waste materials and debris in relation to compliance with Steps (2), (3), (4), (5), (6), and (7) above.

6. TIME FOR COMPLIANCE

Six (6) months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 11th July 2024, unless an appeal is made against it beforehand.

Dated: 11th June 2024

Signed:



Christine Trill
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

THE RIGHT OF APPEAL

There is a right of appeal for anyone who has an interest in the land to which the enforcement notice relates, or who is a relevant occupier, whether or not they have been served with a copy of the notice. Anyone occupying the land by virtue of a licence is a relevant occupier.

Any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 7 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal.

<http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>

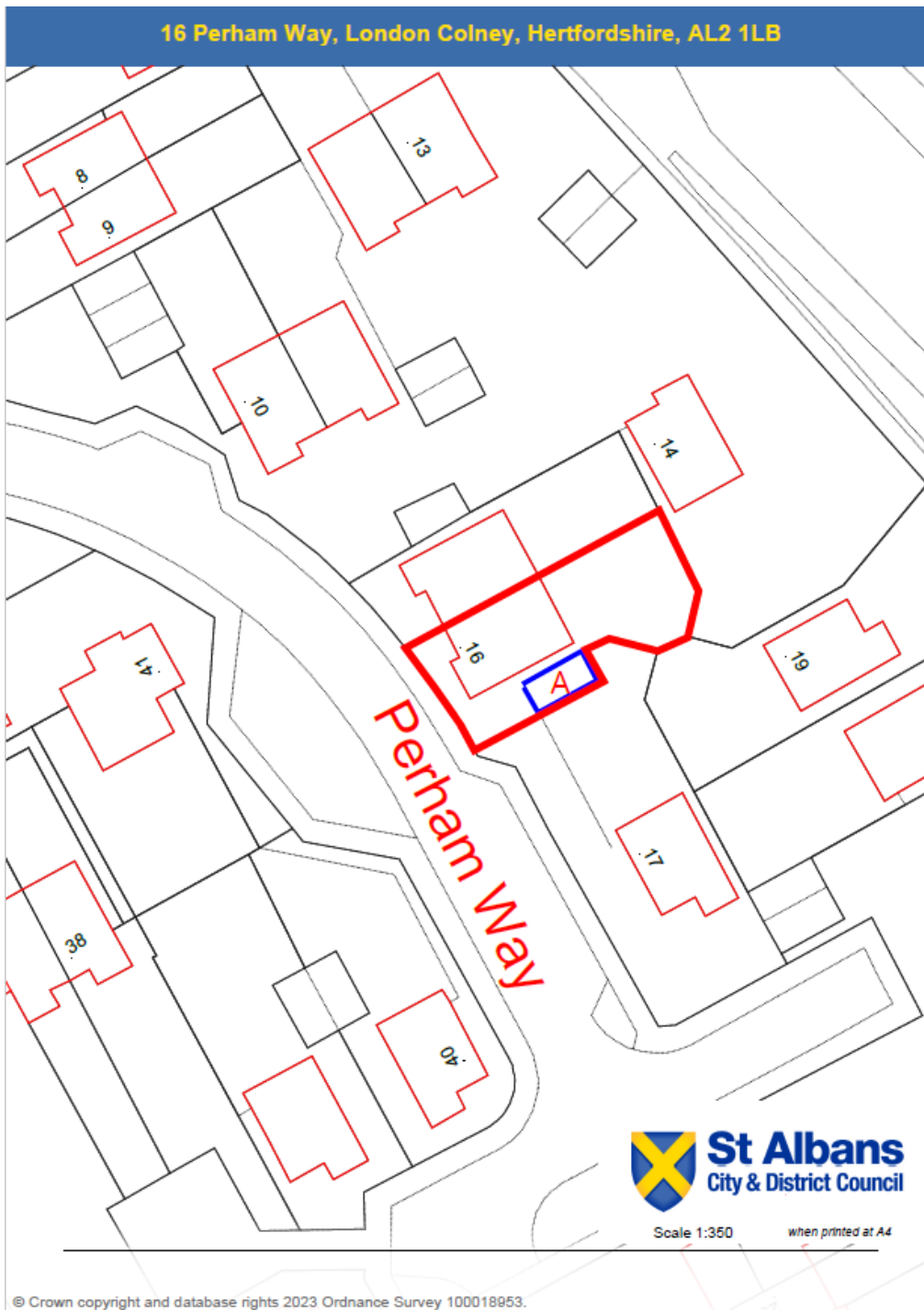
FEE PAYABLE FOR THE DEEMED APPLICATION FOR PLANNING PERMISSION.

A fee of £1,156 is payable under Regulation 10 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 for the deemed application for planning permission for the development referred to in the Enforcement Notice. This is double the amount payable for a normal planning application. The full amount of the fee must be paid to St Albans City and District Council.

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[s] 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.

The Land To Which The Notice Relates:





Planning
Inspectorate

THIS IS IMPORTANT – INFORMATION SHEET

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 above.

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

Email: enquiries@planninginspectorate.gov.uk