

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

ST. ALBANS DISTRICT COUNCIL

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

ENFORCEMENT NOTICE
BAR FUDGE PUBLIC HOUSE, REDBOURN ROAD, ST. ALBANS,
HERTFORDSHIRE

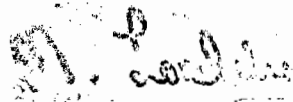
WHEREAS:-

- (1) It appears to the Council of the City and District of St. Albans "the Council", being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning **control within paragraph (a) of Section 171A(1) of the Act within the last ten years** on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of development by the making of the material change in the use of the land described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in the annex to this Notice.

NOTICE IS HEREBY GIVEN that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 28 days from the date on which this Notice takes effect.

THIS NOTICE SHALL TAKE EFFECT, subject to the provisions of Section 175(4) of the Act, on 21 May 2008

Issued 9 April 2008


M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services

District Council Offices
Civic Centre
St. Peter's Street
St. Albans
Herts. AL1 3JE

SCHEDULE 1

Land or premises to which this Notice relates
Bar Fudge Public House (also known as 24/7 Bar), Redbourn Road, St. Albans,
Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

Unauthorised change of use of public house car park for a carwash facility together with stationing of shed and other equipment associated with the carwash use; thereby changing the use to a mixed use of public house and car wash facility.

SCHEDULE 3

Steps required to be taken

1. Cease the use of the site for a car wash facility.
2. Remove the shed and any other equipment associated with the car wash use.

**YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH
EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU
SHOULD READ IT CAREFULLY.**

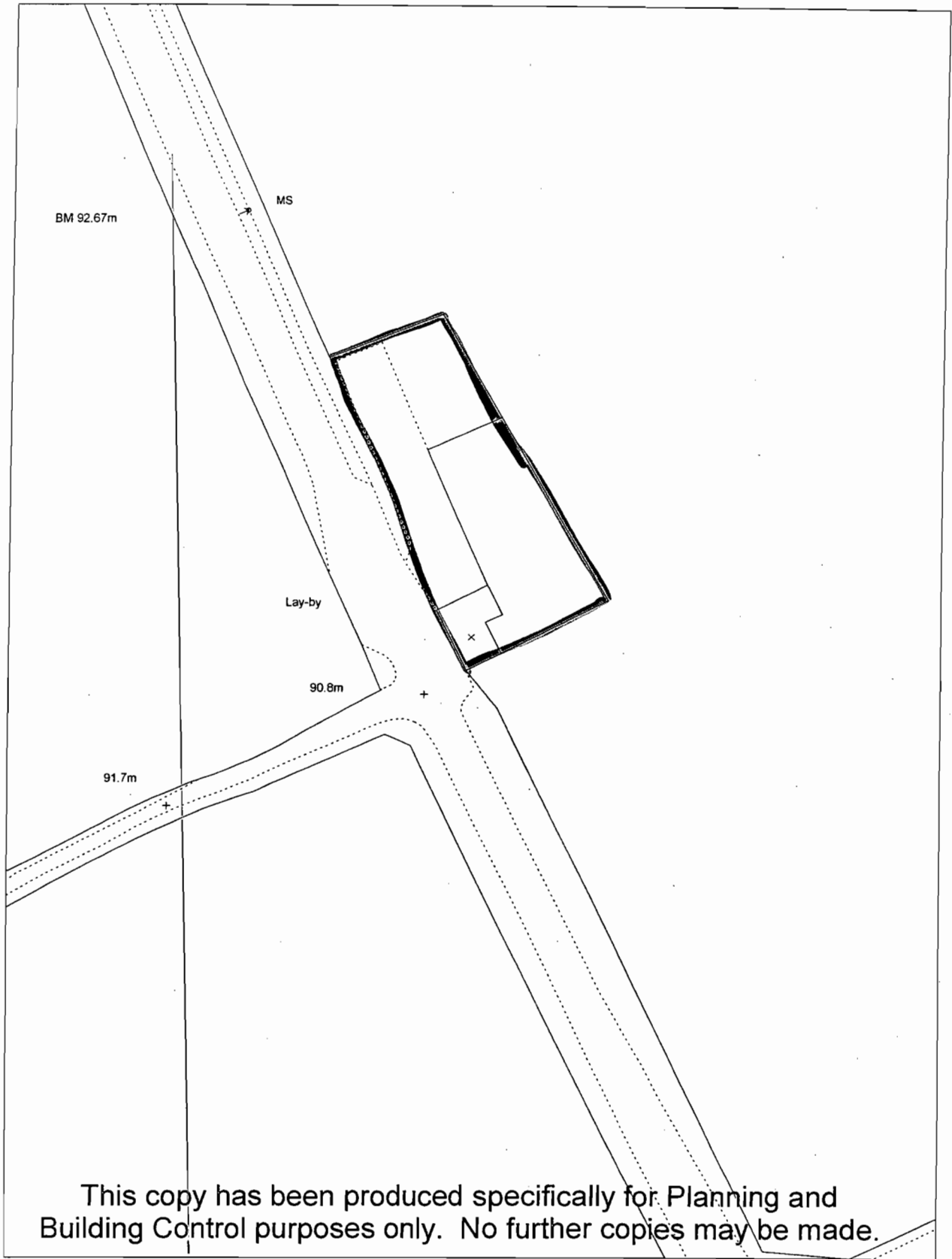
ANNEX

Regulation 3 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the planning and Compensation Act 1991) for the following reasons:-

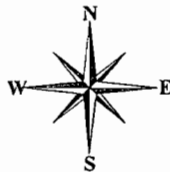
The site is within the Metropolitan Green Belt in the Hertfordshire County Structure Plan and St. Albans District Local Plan Review 1994 wherein permission will only be given for the erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation.

The use of the site as a car wash facility together with the stationing of a shed and equipment is an inappropriate use within the Green Belt which is unacceptable in terms of Policy 1 (Metropolitan Green Belt) and Policy 36 (Roadside Services) of the St. Albans District Local Plan Review 1994. Such use cannot be justified in terms of the purposes specified, and no exceptional circumstances are apparent.



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