

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
27 HIGH STREET, REDBOURN, HERTFORDSHIRE**

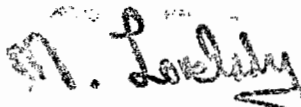
WHEREAS:-

- (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 period of 4 years before the date of issue of this Notice 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 the building, engineering, mining or other operations 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 3 months 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 24 February 2009

Issued 13 January 2009



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
27 High Street, Redbourn, Hertfordshire

(edged red on the attached plan).

SCHEDULE 2

Alleged breach of planning control

1. Unauthorised air conditioning/refrigeration units to the ground floor rear elevation and roof of the building.
2. Unauthorised satellite dish affixed to the first floor rear elevation of the building.

SCHEDULE 3

Steps required to be taken

1. Remove all unauthorised refrigeration and air conditioning units affixed to the exterior of the premises and make good any damage using materials the type, appearance and consistency of which should match exactly those of the original building.
2. Remove the unauthorised satellite dish affixed to the exterior of the premises and make good any damage using materials the type, appearance and consistency of which shall match those of the original building.

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

ANNEX

Regulation 4 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:-

No. 27 High Street, Redbourn is a Grade II Listed Building in the conservation Area, and warrants specific protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy 85 of the District Local Plan requires that new development preserves or enhances the character and appearance of the Conservation Area. Policy 86 requires that special regard is had to the desirability of preserving Listed Buildings or their settings and any features of architectural or historic interest that they possess.

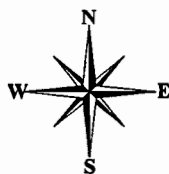
The various plant units and large satellite dish affixed to the premises represent unsympathetic additions which are at significant odds with the character, appearance and fabric of the Listed Building and conservation Area surrounds. Much of the work is of an industrial appearance and has not been carried out in a manner conducive or appropriate to the setting. Additionally, the units attached to the single storey roof area at the rear of the premises are prominent in views from the public highway. The works are harmful to both the historic fabric of the Listed Building and the character and appearance of the street scene and surrounds in general and therefore contrary to Policies 69, 85 and 86 of the St Albans District Local Plan Review 1994.

The unauthorised plant units detract visually from the character and appearance of the surrounds, contrary to Policy 69 of the St Albans District Local Plan Review 1994.



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