

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE CHANGE OF USE

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

Land at the Old Fox Public House, School lane, Bricket Wood, Hertfordshire
(Shown edged red on the attached 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 10 years.

Without planning permission change of use of land used as garden to an unauthorised use of the land for the stationing of metal storage containers.

4. Reasons For Issuing This Notice

(i) The stationing of shipping containers within the garden grounds of the Old Fox Public House constitutes unacceptable and inappropriate development within the Metropolitan Green Belt, and is detrimental to the integrity of the Locally Listed Building and its surroundings.

(ii) 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 for agricultural purposes or other essential purposes appropriate to a rural area or small scale facility for participatory sport or recreation.

(iii) The unauthorised containers represent inappropriate development within the Metropolitan Green Belt and conflict with the visual amenities and the openness of the Green Belt and the integrity of the Locally Listed Building.

(iv) The shipping containers cannot be justified in terms of the purposes specified above and no very special circumstances are apparent sufficient to justify this is appropriate.

5. What You Are Required To Do

Remove all metal storage containers from the site.

6. Time For Compliance

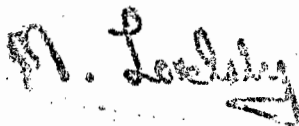
1 month after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 30 December 2009 unless an appeal is made against it beforehand.

Dated: 18 November

Signed:



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

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

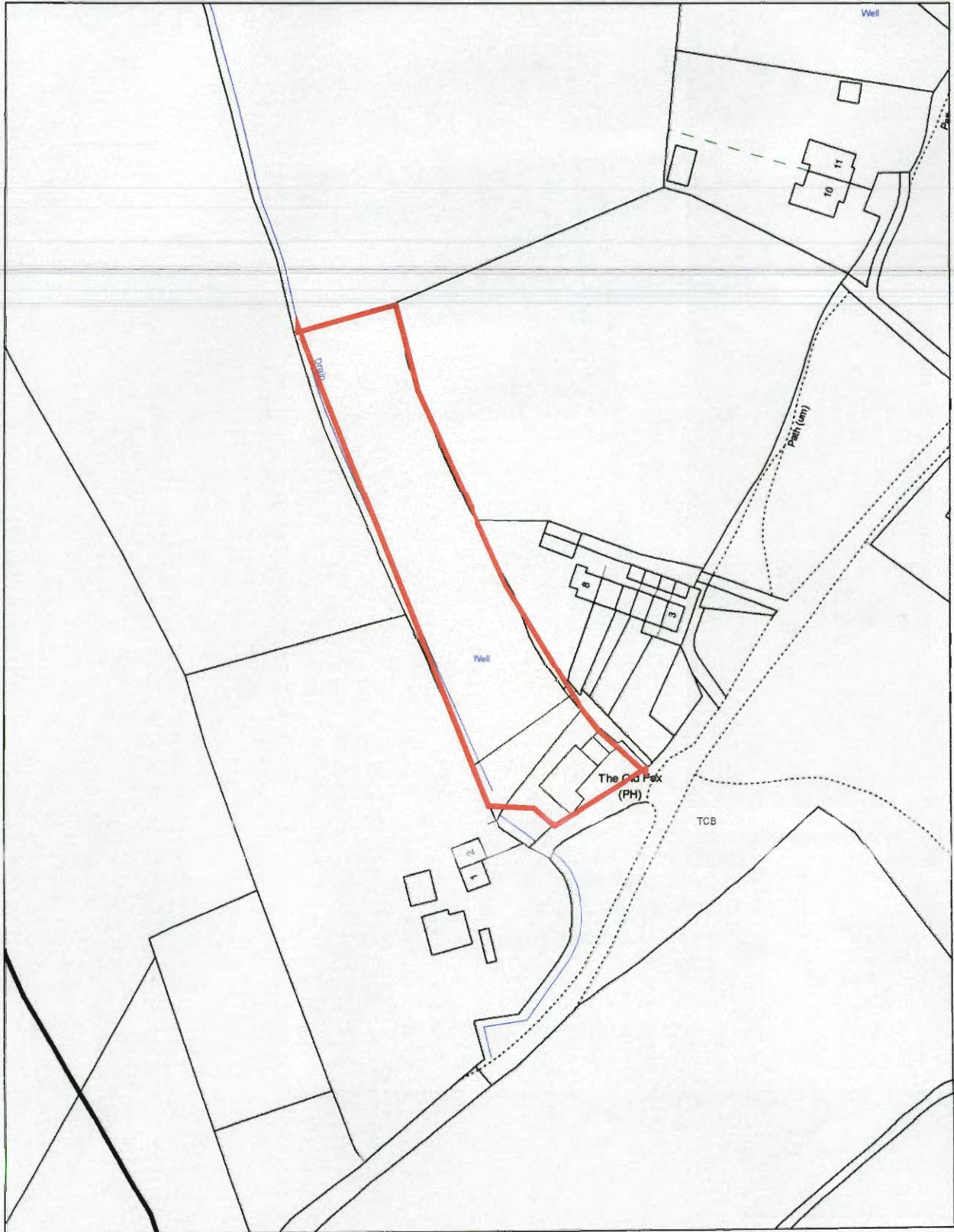
You can appeal against this notice, but any appeal must be received, or posted in time to be received, by the Secretary of State before the date specified in paragraph 7 of the notice. The enclosed booklet "Enforcement Notice Appeals – A Guide to Procedure" sets out your rights. You may use the enclosed appeal forms.

- a) One is for you to send to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- b) The second copy of the appeal form and the notice should be sent to the Council.
- c) The third copy is for your own records.

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.

The Old Fox PH School Lane Bricket Wood



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