

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

Land at 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 4 years.

Without Planning Permission importation of hard core and construction of road (shown hatched black on the attached plan). Creation of earth bund (shown in blue on the attached plan).

4. Reasons For Issuing This Notice

"(i) The creation of a road and hard standing constitutes development as set out in S55(1) of the Town and Country Planning Act 1990 by virtue of the carrying out of building, engineering, mining or other operations in, on over or under land.

(ii) The newly constructed road fails to integrate sympathetically with the appearance and form of this building and would adversely affect the character and visual amenity of the conservation Area. The development is contrary to Policy 69 (General Design and Layout) (i) 85 (development in Conservation Areas) (i) preamble, (i) (c) and 87 (Locally Listed Buildings) of the St Albans District Local Plan 1994.

(iii) The works undertaken on the site require planning permission, however, planning permission is unlikely to be granted as the creation of the hardcore surface fails to integrate sympathetically with the appearance and form of the public house and its garden grounds and adversely affects the character and visual amenity of the Conservation Area and is contrary to Policy 69 (General Design and Layout) (i), 85 (Development in Conservation Areas) (i) preamble (i) (c), and 87 (Locally Listed Buildings) of the St Albans District Local Plan 1994."

5. What You Are Required To Do

1. Remove the hardcore forming access road constructed along the western boundary of the site and reinstate grassed areas.
2. Remove deposits of hardcore and asphalt material entirely from the site and make good the land.
3. Remove the earth bund created on the western boundary of the site and reinstate to the original ground level.

6. Time For Compliance

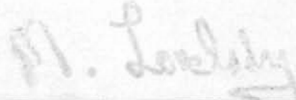
1 month after this notice takes effect.

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 2009

Signed:



M Lovelady LLB (Solicitor)
Head of Legal and Democratic Services
St.Albans District Council
District Council Offices, Civic Centre,
St.Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

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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