

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

14 Warren Road, St Albans, 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.

Unauthorised raised platform consisting of timber patio with balustrade and undercroft storage area.

4. Reasons For Issuing This Notice

By reason of the height, depth, its proximity to the side boundaries of the site, the timber patio area with balustrade and rear brick extension forming undercroft storage facility results in an increase in overlooking and consequent loss of privacy, to the detriment of the residential amenity of neighbouring residents. The raised decking is contrary to policy 72 (Extensions in Residential Areas) (v) of the St Albans District Local Plan Review 1994.

5. What You Are Required To Do

Remove the raised platform being the timber patio with balustrade and rear extension forming the undercroft storage area entirely from the site and make good the land.

6. Time For Compliance

1 month after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 29 April 2010 unless an appeal is made against it beforehand.

Dated: 18 March 2010

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

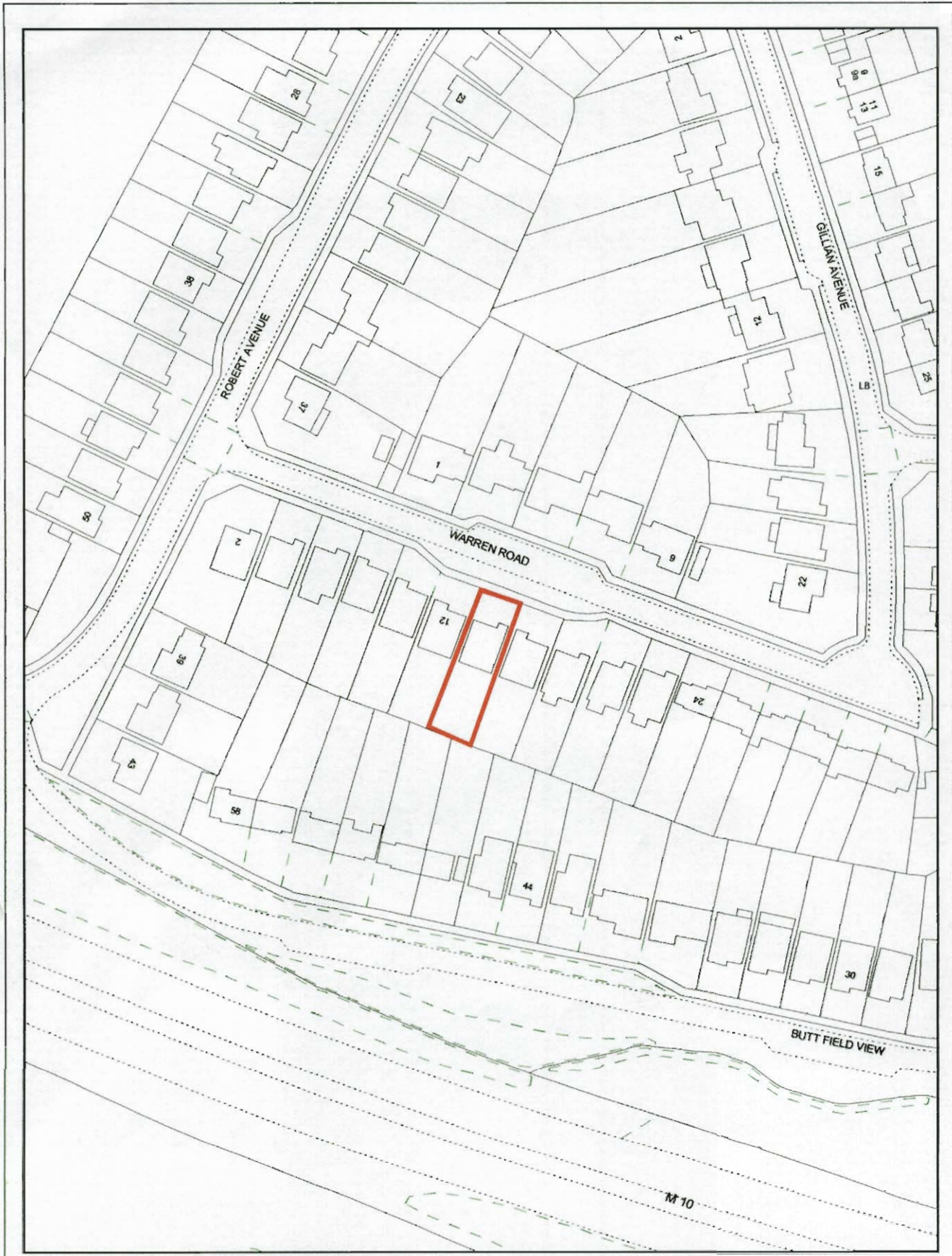
Your Right of Appeal

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.



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