

## **IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

### **ENFORCEMENT NOTICE      BREACH OF CONDITION**

**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 (b) 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**

Little Manor 17 West Common Grove Harpenden 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.

On 11 May 2010 planning permission 5/10/0402 was granted for a single storey detached studio subject to conditions. It appears to the Council that condition 3 of that planning permission has not been complied with which states as follows:

"The outbuilding shall be retained and maintained at all times as an ancillary to Little Manor 17 West Common Grove, as a single family dwelling and shall not be used as a separate dwelling or for any purpose without the prior approval in writing of the Local Planning Authority."

The studio is being used as a separate self contained dwelling.

#### **4. Reasons For Issuing This Notice**

The studio is being used as a separate self contained dwelling contrary to Policy 12 of the St. Albans District Local Plan Review 1994. The use of the building as a self contained dwelling is not in keeping with the design, form and density of existing housing in the locality and conservation area, contrary to Policies 70 and 85 of the St. Albans District Local Plan Review 1994.

#### **5. What You Are Required To Do**

Cease the use of the studio building as a self contained dwelling.

#### **6. Time For Compliance**

4 months after this notice takes effect.

## 7. When This Notice Takes Effect

This notice takes effect on 2 April 2012 unless an appeal is made against it beforehand.

Dated: 20 February 2012

Signed:



---

M Lovelady LLB (Solicitor)

Head of Legal, Democratic and Regulatory Services  
St.Albans District Council

On behalf of:

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

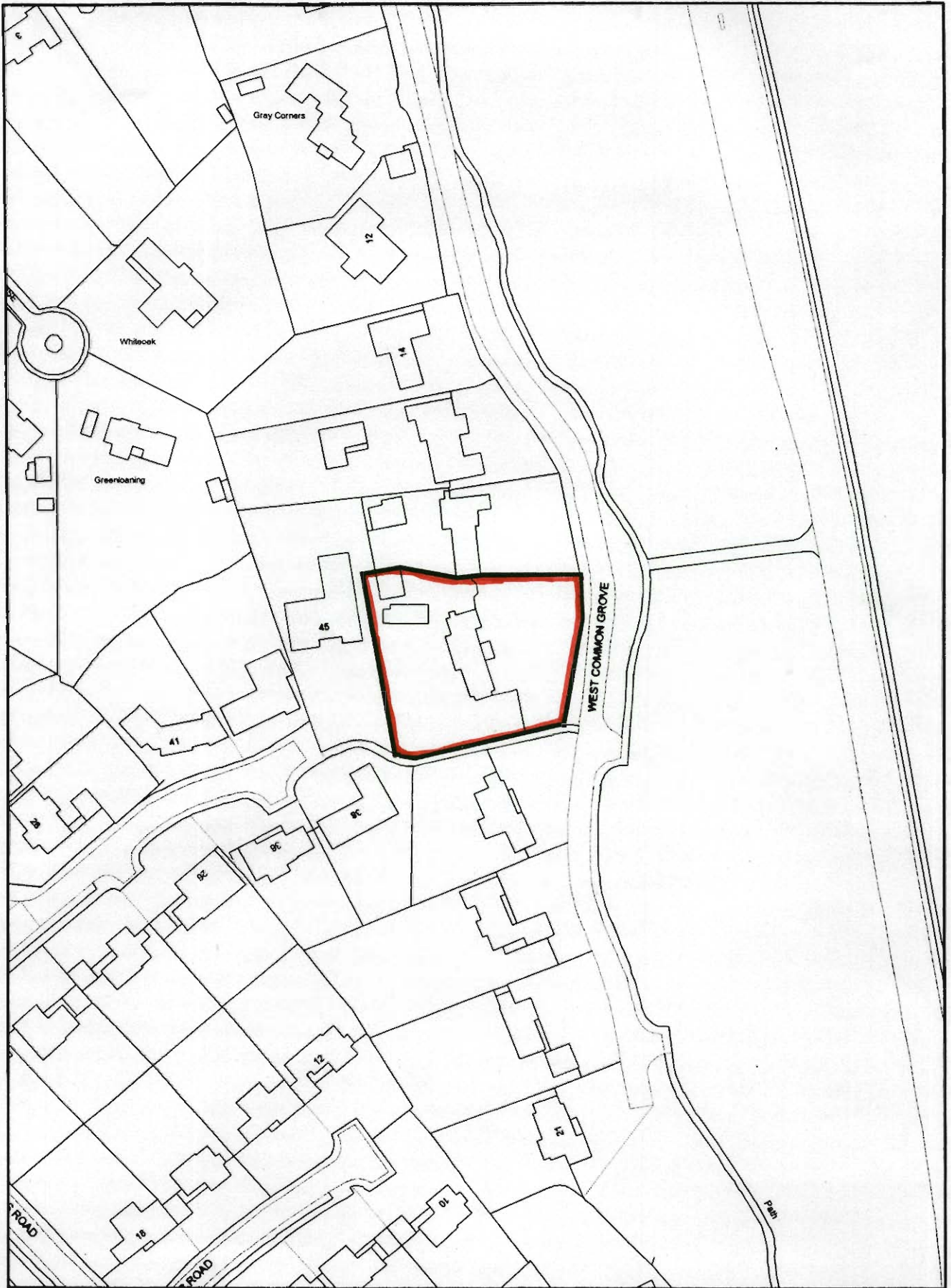
## **ANNEX**

### **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 information sheet and information in the letter give details of your rights of appeal.

### **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.



**Studio at 17 West Common Grove,  
Harpenden, AL5 2AT**

© Crown copyright and database rights 2011 Ordnance Survey 100018953



**St Albans**  
City & District Council