

## **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**

Land at Leasey Bridge Stables (also known as Leasey Bridge House)  
Wheathampstead Road Wheathampstead 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.

Planning permission 5/2010/0214 was granted on 14 September 2010 for demolition of livery yard and associated buildings and erection of single storey detached dwelling. The permission was subject to a number of conditions including:

“8. Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority providing details and a timetable for the demolition of all buildings shown on drawing No.s OS Rev C and 01 Rev E, and scheduled in the Design and Access Statement (paras. 2.1.1 and 2.1.3) for removal; together with a scheme for the making good and restoring and landscaping of the area where buildings have been removed. This demolition and making good shall be carried out in accordance with the approved scheme/timetable, prior to the commencement of the development hereby approved.”

Non compliance with condition 8 of planning permission 5/2010/0214 through failing to comply with the approved scheme for the demolition of the buildings indicated in blue and orange on the attached plan.

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

The site is within the Metropolitan Green Belt wherein permission will only be granted for the erection of new buildings or the use of existing buildings or land for agricultural, other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. The retention of buildings scheduled for demolition is harmful to the openness of the Green Belt and undermines the very special circumstances that justified the grant of planning permission for the new dwelling under reference 5/2010/0214. The retention of these buildings is therefore contrary to Policy 1 of the St.Albans District Local Plan Review 1994 and the aims and objectives of the National Planning Policy Framework March 2012.

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

Demolish the buildings indicated in blue and orange on the attached plan and make good the site.

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

9 months after this notice takes effect.

#### **7. When This Notice Takes Effect**

This notice takes effect on 11 July 2014 unless an appeal is made against it beforehand.

Dated: 30 May 2014

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.

**Leasey Bridge Livery Yard, Leasey Bridge Farm  
Wheathampstead Road  
Wheathampstead  
Hertfordshire  
AL4 8HF**

