

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

Waterside House Waterside London Colney 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.

Without planning permission the erection of an open sided shelter

4. Reasons For Issuing This Notice

The open sided shelter by reason of its siting, height, roof material and colour, results in a proliferation of outbuildings along the boundary line that, with their incoherent scale and design results in harm to the significance and setting of Waterside House, a Grade 11 listed building and neither preserves or enhances the character and appearance of the London Colney Conservation Area. This is contrary to Policies 69, 72, 85 and 86 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework 2021.

5. What You Are Required To Do

Permanently remove the open sided shelter from the land.

6. Time For Compliance

6 months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 5 October 2022 unless an appeal is made against it beforehand.

Dated: 24 August 2022

Signed:



Charles Turner
Solicitor to the Council
St Albans District Council
District Council Offices, Civic Centre,
St Peter's Street, St.Albans, Herts. AL1 3JE

On behalf of:

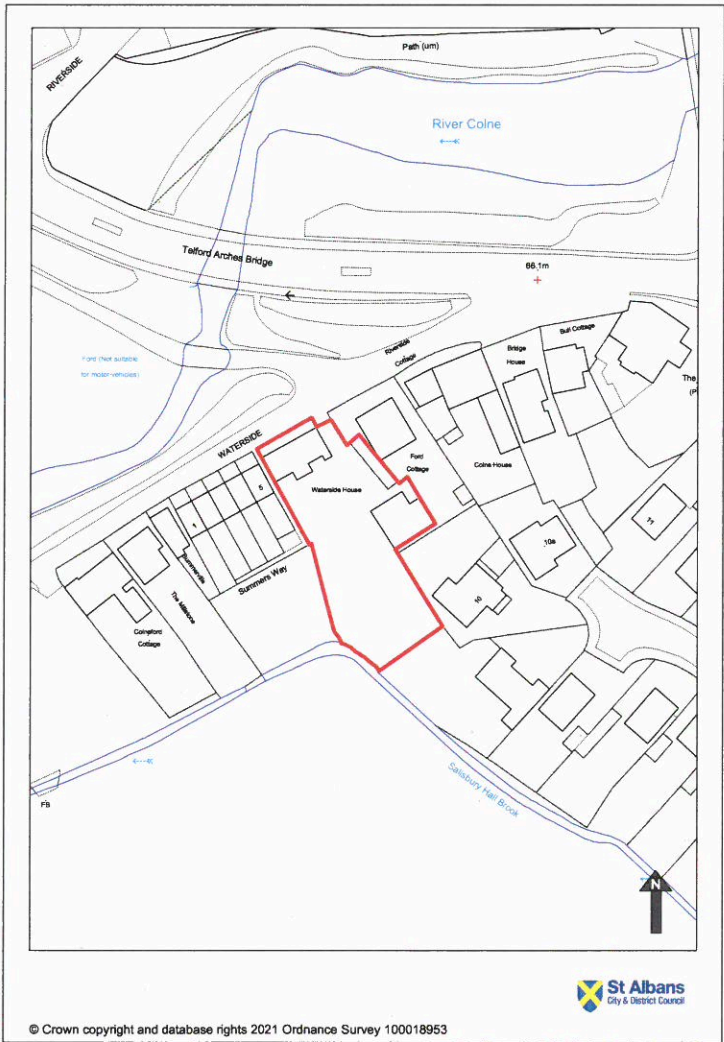
ANNEX

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 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.



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