

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

ENFORCEMENT NOTICE MATERIAL CHANGE OF USE

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 former Butterfly World, Miriam Lane, 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 10 years.

Without planning permission change of use from visitor attraction to use for stationing of caravans/shipping containers, vehicle sales and maintenance, storage of construction plant, materials and waste, scaffolding equipment, storage of vehicles, vehicle parts, motorcycles, household chattels and business use. Change of use of entrance building (Building B as shown on the attached plan) to business reception and offices. The uses are not in association with the approved visitor attraction. The following operational development is part and parcel of the unauthorized change of use being structures, racking, temporary buildings, hard surfaces, compounds and associated fencing together with means of enclosure that exceed 2 metres in height.

4. Reasons For Issuing This Notice

The unauthorized uses and associated operational development constitutes inappropriate development in the Metropolitan Green Belt. It is an encroachment which fails to preserve the openness of the Metropolitan Green Belt in this location. The unauthorized uses and identified associated operational development is inappropriate development in the Metropolitan Green Belt and no very special circumstances are apparent to outweigh the in principle harm to openness. The uses and associated operational development also results in other harm including visual harm to the rural character of the area to the detriment of local amenity. The unauthorized development is contrary to Policy 1 of the St.Albans District Local Plan Review 1994 and the aims of the National Planning Policy Framework July 2021.

5. What You Are Required To Do

Cease the use of the land for the stationing of caravans/shipping containers, vehicle sales and maintenance, storage of construction plant, materials and waste, scaffolding equipment, storage of vehicles, vehicle parts, motorcycles, household chattels and business use. Cease the use of the entrance building for business reception and offices. Remove all associated operational development being structures, racking, temporary buildings, hard surfaces, compounds and associated fencing together with means of enclosure that exceed 2 metres in height.

6. Time For Compliance

Six months after this notice takes effect.

7. When This Notice Takes Effect

This notice takes effect on 2 December 2022 unless an appeal is made against it beforehand.

Dated: 21 October 2022

Signed:



Charles Turner

Solicitor to the Council

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.

