

# **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 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.

Breach of condition 1 of planning permission 5/2014/3465 dated 10 April 2015 for the erection of toilet block, display space and services buildings ancillary to Butterfly World Biome to allow retention of buildings until 16 June 2019. Condition 1 stated as follows:

“This permission shall be for a limited period only expiring 2 years after the date of this notice. On or before that date the use hereby permitted shall be discontinued and the land restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.”

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

The continued retention of the structures granted temporary planning permission results in harm to the openness of the Green Belt in this location by reason of inappropriateness. The retention of the toilet block is therefore 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**

Permanently remove the toilet blocks shown hatched blue H on the attached plan from the site.

Remove from the land all materials and waste in compliance with the above.

**6. Time For Compliance**

6 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:



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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.

