

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY****ST ALBANS DISTRICT COUNCIL**

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

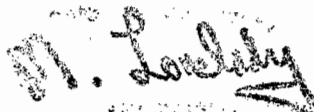
**ENFORCEMENT NOTICE****4 HEATH ROAD, ST ALBANS, HERTFORDSHIRE****WHEREAS:-**

- (1) It appears to the Council of the City and District of St Albans "the Council"), being the local planning authority for the purposes of Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) ("the Act") in this matter, that there has been a breach of planning control within paragraph (a) of Section 171A(1) of the Act within the period of 4 years before the date of issue of this Notice on the land or premises ("the land") described in Schedule 1 below.
- (2) The breach of planning control which appears to have taken place consists in the carrying out of the building, engineering, mining or other operations described in Schedule 2 below, without the grant of planning permission required for that development.
- (3) The Council consider it expedient, having regard to the provisions of the development plan and to all other material considerations, to issue this Enforcement Notice, in exercise of their powers contained in the said Section 172, for the reasons set out in the annex to this Notice.

**NOTICE IS HEREBY GIVEN** that the Council require that the steps specified in Schedule 3 below be taken in order to remedy the breach within the period of 6 months from the date on which this Notice takes effect.

**THIS NOTICE SHALL TAKE EFFECT**, subject to the provisions of Section 175(4) of the Act, on 13 November 2008.

Issued 2 October 2008



M Lovelady LLB (Solicitor)  
Head of Legal and Democratic Services

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

## **SCHEDULE 1**

Land or premises to which this Notice relates

4 Heath Road, St Albans, Hertfordshire

(edged red on the attached plan).

## **SCHEDULE 2**

Alleged breach of planning control

Erection of unauthorised timber structure at rear of premises.

## **SCHEDULE 3**

Steps required to be taken

Remove the timber structure from the premises.

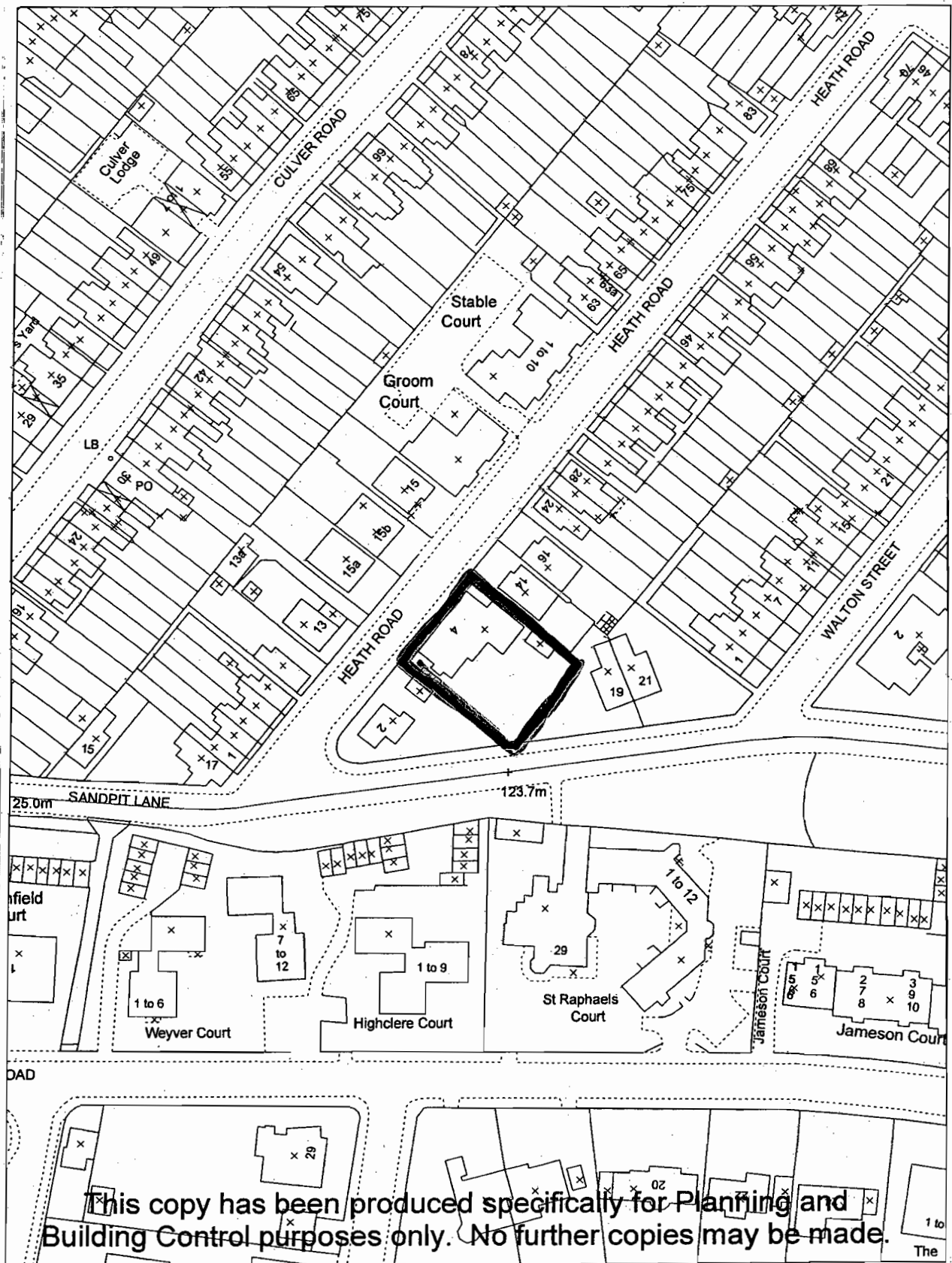
**YOUR ATTENTION IS DIRECTED TO THE ATTACHED BOOKLET WHICH EXPLAINS YOUR RIGHT OF APPEAL AGAINST THIS NOTICE. YOU SHOULD READ IT CAREFULLY.**

## ANNEX

### Regulation 4 of the Town and Country Planning (Enforcement Notices and Appeals) Regulations 2002

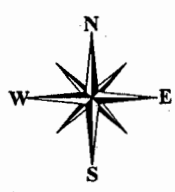
The Council consider it expedient to issue the attached Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991) for the following reasons:-

1. The size, height and materials, the shed has resulted in a visually intrusive element, out of keeping with the character of this part of the designated Conservation Area and thereby contrary to Policies 69 (General Design and Layout) (i), (ii), 72 (Extensions in Residential Areas) (i) (ii) and 85 (Development in Conservation Areas) (i) preamble, (i) b of the St Albans District Local Plan Review 1994.
2. The shed has adversely affected the amenity of the occupiers of adjoining property by reason of its rearward projection, close proximity to the common Boundary and height and consequent overbearing impact. The development has not achieved an adequately high standard of environment and is contrary to the provisions of Policy 72 (Extensions in Residential Areas) (v) of the St Albans District Local Plan Review 1994.



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